

REGULAR MEETING
PALOMINO VALLEY GENERAL IMPROVEMENT DISTRICT
9732 PYRAMID HWY #324, SPARKS, NEVADA 89441
Thursday, November 20,2025

MINUTES

6:00 p.m. Regular Meeting

Presiding Trustee Patterson called to order the regular meeting of the Palomino Valley General Improvement District for November 20, 2025 at 6 pm and conducted Roll call. Trustee Dennis, Trustee Story, Trustee Todd, Trustee Osburn and Trustee Patterson were all in attendance. Also in attendance was Operations Manager, Shawn Kelly; Angie Phillips, Bookkeeper; Robin White, Assistant to the Board; as well as Attorney Mark Forsberg via computer.

1. Trustee Patterson asked for Public Comment on matters **NOT** listed on this agenda: (Commenters must state their name for the record and there is a three-minute limit per person).

Jan Mortenson expressed concern that someone from the PVGID was reporting people to Washoe County Code Enforcement and the liability it may potentially cause the GID.

Ms. White read public comments sent in from 3 people:

John McClintic made a formal request for road base on Amy Road between Seth Lane and Pony Springs Road

Matthew Lambert expressed concern about the GID turning in people to the County. (all written comments are attached to the end of the minutes)

Caroline White from the Palomino Valley Community Task Force stated they were currently collecting signatures to petition for an updated water budget for the Valley.

Trustee Dennis talked about Truckee Meadows Water Authority and stated they did significant water studies at one time which showed the water table was 70,000 acre feet in the hole.

2. Regarding the Approval of Minutes for October 16, 2025:

Trustee Patterson asked the Board for any comment on the minutes. Trustee Osburn made a motion to approve the Minutes for Oct. 16, 2025 as written. Trustee Story seconded the motion.

Trustee Patterson asked for Public Comment.

None was heard.

Trustee Patterson called for the vote. All Trustees voted "Aye". The motion carried

3. Review of Bills and Other Financial Matters: Trustee Patterson asked Ms. Phillips to review the reports for the Board of Trustees.

Ms. Phillips went over the transaction report, pointing out the first installment for the insurance came out this month. Regarding bills to be paid, she stated there were no unusual expenditures for the month. She stated the CTX tax had been received and went over the bills needing approval for payment.

She also stated on the Net Ops report a correction needed to be made regarding the amount for Capital Outlay. She said it should be \$65,000 and the correction would be made.

Trustee Patterson asked for Public Comment.

None was heard.

Trustee Dennis made a motion to approve payment of the bills for November 2025. Trustee Osburn seconded the motion. Trustee Patterson asked for Public Comment.

None was heard

Trustee Patterson called for the vote. All Trustees voted "Aye". The motion carried

The next item for discussion was Possible Acceptance of the Annual Audit of the Financial Statements for the fiscal year ending June 30, 2025. Trustee Patterson asked for any questions from the Board. The Board was satisfied with the report.

Trustee Patterson then asked for Public Comment.

None was heard.

Both Trustee Dennis and Trustee Osburn thanked the support staff for the work they did on the audit.

Trustee Dennis made a motion to Accept the Annual Audit of the Financial Statements for the fiscal year ending June 20, 2025. Trustee Story seconded the motion. Trustee Patterson called for the vote. All Trustees voted "Aye". The motion carried.

4. No Judicial/Government Affairs

5. Road Reports presented by Operations Manager went as follows:

- a. Mr. Kelly went over the amount of water the Valley had received and the impact on the roads. He stated they would be out repairing the roads as soon as they

had dried out enough to do the work. He also asked for people to please slow down on Ironwood as the horses are in the area and it isn't safe.

He also asked that people drive in the middle of the road to protect the edges of our roads. He stressed "ONLY" do this when it was safe to do so.

Trustee Patterson asked for Public Comment:

Laurie Squartzoﬀ asked if it was possible to place a flashing sign to remind people to slow down due to the horses.

- b. The discussion continued with Mr. Kelly explaining the options regarding the Wayside Elevated Water Tank due to leakage. Mr. Kelly handed out pricing and options to the Board for the purchase of a new tank as well as pricing to repair the existing tank. This is attached to the minutes.

After much discussion regarding the possibility of transferring funds to capital outlay to cover the purchase of a new tank versus the cost of repairing the existing tank it was decided to repair the existing tank and revisit this issue should it become necessary later.

Trustee Dennis made a motion to have the existing tank repaired at an approximate cost of \$2,500. Trustee Story seconded the motion. Trustee Patterson called for a vote. All Trustees voted "Aye". The motion carried.

- c. Mr. Kelly went over the aggregate projects he would like to complete next. The projects included:

- Amy Road: from Pony Springs to the end

- Crazy Horse: from Yellow Tail to the end.

- The estimated cost for these two projects was \$25,000

He felt there was enough Class E at the yard to offset some of the cost. He explained it does need to be dry before the work can be completed. He stated it was less than 1 mile for both roads combined.

Trustee Dennis wanted to make sure they looked at what needed to be done rather than what they could get by with.

Trustee Osburn asked if the section on Crazy Horse was the portion Mr. McClintic was concerned about. Mr. Kelly assured her it was.

Trustee Osburn made a motion to approve up to \$25,000 in Class E for ½ mile of Amy Rd and .37 mile of Crazy Horse. Trustee Patterson seconded the motion. Trustee Patterson called for the vote. All Trustees voted "Aye". The motion carried.

- d. Mr. Kelly then went on to discuss the need for Mag Chloride as the tank of Mag Chloride is almost completely empty. He further explained he would like to cover a road with ½ mag chloride and ½ of polymer to really evaluate the materials to

assess the materials. Trustee Dennis asked what it would take to fill the tank with Mag Chloride. Mr. Kelly stated about 70 tons at a cost of approximately \$13,000. Trustee Dennis made a motion to approve \$13,500 for the purchase of Mag Chloride. Trustee Todd seconded the motion.

Trustee Patterson asked for Public Comment. None was heard

Trustee Patterson called for the vote. All Trustees voted "Aye". The motion carried.

6. Unfinished Business

- a. Trustee Patterson discussed the Status of Action on Water Rights. He explained the extensions would be filed in a timely manner on the uncertified water rights. This will allow for all procedures to be followed in the selling of the water rights. Trustee Patterson asked the Board for an okay to have Mr. Forsberg (Attorney) investigate the requirements for selling water rights. The Board agreed with Trustee Patterson on this and Mr. Forsberg stated he would investigate and get the procedures to the Board by email.

Trustee Patterson asked for Public Comment. None was heard

7. New Business:

- a. Roadway Easement Research Project as reviewed by Trustee Patterson

Trustee Patterson explained the history of this project and the work Ms. Glatthar did on the project.

Trustee Patterson went over the findings, stating there would be several minor mileage adjustments on three roads which would not change the end of maintenance on these roads.

He then went over the Possible First Reading of Resolution F25-R2 to amend the Accepted Roads list to delete Bootstrap Lane and Chieftain Road and change the end-of-maintenance location for Broken Spur Road (N), Roadrunner Road and Silver Horse Road. He went over the supporting documents A-E which showed why these measures needed to be completed. Trustee Osburn had concerns about homeowners who purchased property based on statements from the PVGID that their roads were maintained. She suggested the homeowners affected by the changes in the resolution be informed in writing and given six months to fix any issues before the resolution goes into effect. The attorney stated they can only discuss the item as agendaized. After much discussion between the Board of Trustees with different options looked at, the first reading of Resolution F25-R2 was done. Trustee Patterson made a motion to accept the first reading of Resolution F25-R2. Trustee Todd seconded it. Trustee Patterson asked for Public Comment.

Jan Mortenson asked for clarification regarding maintenance of the Cul-De-Sac on Yellow Tail Road. It was discussed and explained that cul-de-sacs are not maintained. Only the road up to the cul-de-sac is maintained. The vote was called for. Trustee Patterson, Trustee Dennis, Trustee Story and Trustee Todd voted "Aye". Trustee Osburn voted "No". The motion carried.

Trustee Patterson then went over Resolution F25-R3 which was to amend Resolution F23-R1 - Roads accepted for Maintenance to change the language in item #4 from a specific amended list date to "as amended"

Trustee Patterson then made a motion to accept the first reading of Resolution F25-R3. Trustee Todd seconded the motion. The vote was called for. All Trustees voted "Aye". The motion carried.

8. Correspondence: The Assistant to the Board stated she had emailed Mr. Evans with the County. He replied, stating the requests did not need to be updated on the items we had responded to.
9. Regarding the Calendar Ms. White stated the EMRB report had been sent in as required and the audit would be submitted to the County and State as indicated on the calendar.
10. Board Member and Staff items included concern from Trustee Osburn regarding complaints from the GID on code compliance. She asked for a Special Meeting possibly a closed session to discuss this issue regarding employees, independent contractors or Board Members making complaints to the County. Trustee Todd expressed his concern regarding Trustee Osburn looking in to this. Trustee Dennis stopped the conversation as it was not appropriate. The Attorney also stated it could not be discussed and would need to be an agenda item. Trustee Dennis asked for an agenda item that was general enough to discuss the issue.

Trustee Patterson asked that the Board Members follow the policies and procedures of the PVGID. He expressed the need to contact the supervisor of the employee and explained it was designated to another Trustee.

11. Public Comment on matters NOT listed on this agenda included a Public Comment read by Jan Mortenson regarding communication from the PVGID to the GID taxpayer (attached to the minutes).
12. A motion for Adjournment was made by Trustee Dennis and seconded by Trustee Todd. The vote was taken. All Trustees voted "Aye". The motion carried and the meeting was adjourned at 7:10 pm