

## MINUTES

### **REGULAR MEETING OF JUNE 8, 2022** Incline Village General Improvement District

The regular meeting of the Board of Trustees of the Incline Village General Improvement District was called to order by Board Chairman Tim Callicrate on Wednesday, June 8, 2022 at 6:00 p.m. at the Boardroom, 893 Southwood Boulevard, Incline Village, Nevada.

**RECOGNITION OF ACHIEVEMENT OF THE INCLINE HIGH SCHOOL BOYS AND GIRLS BASKETBALL AND TRACK TEAMS OF INCLINE VILLAGE/CRYSTAL BAY** *(The Board Chairman will say a few words in recognition of their excellence and invite the coaches of these teams to say a few words followed by a photo opportunity).*

Board Chairman Callicrate acknowledged the typographical error at the top of the agenda and said that we are going ahead with the meeting and if an OML complaint is filed, we will deal with it. Board Chairman Callicrate then said that they are going to do the recognition, noted at the top of the agenda, and hear from the coaches and then there will be a photo opportunity outside. Tom Rhymer, head coach for the track team, said thank you for this recognition and he introduced some of the girls that were in attendance. Mr. Rhymer then gave an overview of the accomplishments of the girls' track team. Tim Kelly, head coach for the boys' basketball team, introduced the 2 assistant coaches in attendance and thanked the Board for their support. Indra Winquest, head coach for the girls' basketball team, introduced the 4 team players in attendance, and stated that this team won back to back State Championships and won 41 straight games which is the longest streak to date. The girls presented Mr. Winquest with a championship ring.

At 6:10 p.m. the Board went outside to take photos with these winning teams, they reconvened at 6:15 p.m.

#### **A. PLEDGE OF ALLEGIANCE\***

The pledge of allegiance was recited.

#### **B. ROLL CALL OF TRUSTEES\***

On roll call, present were Trustees Tim Callicrate, Matthew Dent, Sara Schmitz, and Michaela Tonking. Trustee Kendra Wong joined the meeting at 7:05 p.m.

Members of Staff present were District General Counsel Melissa Crosthwaite, and Director of Public Works Brad Underwood. Members of the public physically present were Mike Abel, Yolanda Knaak, Pete Morris, Pat Schmitz, Ellie Dobler,

Cliff Dobler, Bradley Mindlin, Lisa Mindlin, Aaron Katz, Gail Krolick, John Eppolito, Raymond Tulloch, and others.

**C. INITIAL PUBLIC COMMENTS\***

Yolanda Knaak, IVGID candidate, said she wanted to make a comment on the Clean Tahoe program. She has talked to so many people about this program who would like to make it last and she doesn't know if we can add another program or not as a lot of people want to pick trash.

John Eppolito said this is not under IVGID purview but it is happening in our elementary school next year. At the SHARE meeting, this was about sex education, the committee decided to change the definitions of boys and girls and the definition of a boy is a body with a penis and the definition of a girl is a body with a vulva. Boys and people with a penis and girls with a vulva – this was the compromise. It will go to the Board in November or December and that's what they will be doing. Both Channels 2 and 4 covered it and if you go to his website, it is right at the top.

Margaret Martini said, regarding Mr. Eppolito's news, that it is shocking and they voted unanimously and passed it unanimously. Ms. Martini then said there are some pretty defining agenda items this evening and it would be nice to have some determining questions asked of the general manager in his report: First and foremost is where is the attorney determination on the beach access of non-property owners? Are we being primed for another 2-year stint on the Ordinance 7 issue. One of the main issues for the revision of Ordinance 7 was beach access for non-property owners access which included district employees and previous district employees with silver and gold cards...then we hired an attorney 8-9 months ago to make some determinations as the current district hired attorney had opinions that were contrary to the parameters of the beach deed. A typical debacle from the IVGID admin staff. OK, at the last meeting we were told that the access of non-parcel owners was "put on hold" until another issue could be resolved. So here it is more time elapsed and hopeful that the determination will be stated in the general managers' report tonight. If not, why not? Enough of the pussyfooting around the elephant in the room! And there is an agenda item for the salary increase of the general manager. How can this be when one of the main issues much discussed in the last 2 years has been beach access and it is still not resolved as of this moment...but hopefully will be resolved before the salary increase is voted in. Second and almost as foremost is the sale of IVGID assets in the form of land coverage on the selling block. As is typical there is no mention of why this needs to be sold and most importantly where the money from the proceeds is going. She would expect that since this is public money it should be

stated why the assets are being sold and specifically where the money is slated to go...is it for the pond liner, the pipeline, a needed remodel of the Snowflake Lodge? or is it just going into the general slush fund to be parceled out for such frivolities as unnecessary salary increases of the general manager or perhaps a few more bloated staff positions? The asset is gone forever so the Board needs to determine where the money is going to be spent before it authorizes a sale of the asset. It is called fiduciary responsibility. Before determining the value of the general manager's salary increase perhaps the previous goals and inspirations should be reviewed first to determine performance...like the golf cart path and the golf carts and the high dollar bath remodel and the fact that expenditures are approved after the fact of being performed. And the fact that the Burnt Cedar pool project is still incomplete. How about another ACFR debacle? Is a salary increase in order for performance...highly unlikely. A review of the boards fiduciary duties is in need of an audit.

Cliff Dobler read from a prepared written statement which is attached hereto.

Iljosa Dobler read from a prepared written statement which is attached hereto.

Aaron Katz said he has two written statements to be attached to the meeting minutes and they both deal with less than honest Staff. The first is the Director of Finance and before Ms. Krolick comes down on him, please read the facts for yourself as they are here in his written statement. The second is the District Clerk and you can read about that to in his second written statement. Our Public Works Director and Chief Engineer tell us that they bill other IVGID departments for the internal services they furnish to those departments. The Chief Engineer's job description mandates that she maintain a daily log. He makes a public records request to examine the bills and the District Clerk responds "I have no public records available for you to examine". Who is the truth teller? Continuing with the subject of truth tellers, before Trustees Callicrate, Dent and Schmitz were elected, all 3 represented that if elected, they would never vote in favor of bonding without first securing voter approval. We are facing mammoth bonding within the next several months and he has asked these Trustees if they will be true to their word. He doesn't know about Trustee Dent but Trustees Callicrate and Schmitz have wiggled waggled in the answer. He hopes that they are not going to turn into untruth tellers. Finally, the General Manager and his merit raise – apparently, \$226,130 annually just isn't enough so he says give him all he wants. He doesn't care what the number is. It is just when the Board comes back to him for bond approval his answer is going to be no because you spend it all on wasteful stuff like merit raises for the General Manager. Thank you.

Mike Abel said he promised his wife he would behave himself tonight. First of all, it is nice to see these kids out here and some kudos to the District General Manager as we have a somewhat contentious relationship with and all the good work that he did as it is really nice to see some really successful kids coming out of this community and maybe we will see some of them up on the dais here in a few years. His next comment, and these are off the cuff, is the Open Meeting Law violation in question. The meeting was called to be held at 893 Boulevard and the question is whether this meeting and any votes that take place tonight will be legal. He guesses you don't have the attorney here tonight to answer that question. His third comment is kudos to Ms. Martini about her comments about the beach access. He thinks she made excellent comments and he doesn't see anywhere in the beach deed where it allows employees. He made the suggestion that we have some kind of adopt an employee program so as to take the employees off the beach as employees but they can come as guests of the homeowners. Finally, where is Trustee Wong tonight? It is time that this Board, and he is going to say this at every meeting, it is time to tell her to show up. He thinks it is inexcusable that she is collecting a salary and she hasn't shown up here in 2 years. Now maybe she had an excuse for a year or a year and half but there is no excuse for her to not be here this evening. It is time for our Chairman, Trustee Callicrate, our unindicated felon, trying to run for office 4 times when he knows he was only allowed 3 terms tells Trustee Wong to get her tail up here on the dais. Thank you.

Gail Krolick said she is still trying to figure out why we have to call our Chairman a felon when all he did was what any. Again, the negativity just needs to stop as there is no reason to have personal attacks; it is ridiculous and grow up. She has the privilege of eating at the Chateau this afternoon for lunch and if you haven't been there and she has been there more than she likes, the food is absolutely outstanding and absolutely incredible but the Staff, she couldn't believe the amount of people that were at the golf course today, it was packed. Cars up and down the street, Staff was extremely friendly and it was a really nice experience. It too a little longer than perhaps people would like but the Staff was just incredible so kudos to Staff and pass that along to whoever you need to. One of the reasons she is up here and she did read the packet thoroughly and she was quite surprised at the General Manager's review as it ranged from a 9, to a 7, to a 9+, to a 2.1. Trying to figure out the disparity here and she thinks that there might just be a personality conflict – it just doesn't make sense to her at all. She is hoping that this will be explained sometime during tonight's meeting as it just doesn't make sense. Lastly, if anyone wishes to speak to her in the community or anyone comes to you, members of the Board, have them talk to her. She has lots of people stopping by her office and talking with her. She doesn't take kindly to threats but she is more than happy to talk to you face to face like a grown up does. Thank you folks for your support and keep up the good work.

Ray Tulloch said he is a candidate for IVGID Board, first, a couple of things following up on Ms. Krolick's speech, yes, the golf course is very crowded today as there was actually two competitions on as he spoke to the Director of Community Services/Golf today he was aware of that. He thinks that Ms. Krolick is actually making some suggestions but he is not sure who she is aiming them at. He could make similar suggestions that people as he has heard that many of his supporters are being told why are you voting for Ray? So if Ms. Krolick wants to make suggestions that somebody is making threats to her, he suggests that she name them in public and suggest who she is talking to otherwise he thinks she is just hiding behind privilege. He has also heard on the campaign trail a rumor that he has said he is going to somehow (a) fire the general manager and (b) he is going to stop the subsidies to the golf course. As the General Manager knows, he has never made any suggestion of that and if anyone can find that in the record, he will happily pay them something to their charity. With regards to cutting subsidies to the golf course, he, again, has made absolutely no comment to that either private or on the public record. If anyone can find something to that, he will make a \$100 donation to charity of their choice but he knows that you will not find it so just when Ms. Krolick talks about negative campaigning there is negative campaigning from all sides. He has also heard, on the campaign trail, some candidate's suggestions that we spend too much time on policy and making policies. Maybe we should spend some more time on actually complying with policies. If we don't make policies and we just spend, spend, spend, we have never seen a project where we don't want to spend we are not a Board, we are not a business, we just become the wild west without any policies to set the perimeters for both our expenditures, our behaviors, and our operating expenses. As he said, we don't have a business, we can't afford to do that and we are spending something like \$50 million next year without policies, we are just a joke. Thank you.

Peter Morris said it is a pleasure to be sitting on this side of the table and he has enjoyed his time off that's for sure. He appreciates the opportunity to address you all and specifically though he wanted to speak to Trustee Schmitz and he hopes that that is some soothing music that you are listening to there on your earphones because he has some things to say. He is very concerned about all of your activity on the Board and of course your, what he would consider, your lack of intellectual capability/capacity to be on the Board. He thinks you are a very good community agitator but they are not the notable motivations needed by a Trustee who should have the good of the entire community and the assets of IVGID totally in their minds at all times. He feels that there is one very good demonstration of your inability to have an original thought. If you look at your report on the GM, Section C, subsection C, one of the questions was asking you to make a recommendation on what you would like to see happen next year. It was interesting that you couldn't

even think of one item that might be addressed next year and he thinks that's rather typical of how you operate. It would probably be to your advantage to stop getting all your advice and input from Mr. Cliff Dobler and that cadre of people who don't really have the interest of Incline Village General Improvement District at heart. So he is really concerned about your abilities to be a Trustee and he knows that you have got 2 more years to go and we need to suffer through that but hopefully you will start to learn some of these things that you ought to really be doing as a member. Then he thinks that your essentially personal attacks on the General Manager in your review really demonstrates a lack of professionalism on your part. If you spoke about specifics, rather than generalities, he thinks it would be good. And a comment here on Section 1. E. that the General Manager is not visible in the community, he would say that he is one of the most visible members of all 5 of you Trustees as was demonstrated tonight by all the work he does for the schools as example so he would say that it is very active in the community. Unlike yourself is an agitator in the community and it is very interesting in yourself in aggrandizement saying about your paper was the only one published. Thank you.

Board Chairman Callicrate said that everyone is welcome to talk with each other but please just take it outside as it makes it difficult to hear so please step out into the corridor, have your conversation, and then come back in.

**D. APPROVAL OF AGENDA (for possible action)**

Board Chairman Callicrate asked for any changes to the agenda; none were received so the agenda was approved as submitted.

**E. REPORTS TO THE BOARD\* - Reports are intended to inform the Board and/or the public.**

**E.1. DISTRICT GENERAL MANAGER REPORT\***

District General Manager Winquest gave an overview of the submitted report and then commented on a public comment that was made; the Special Counsel's remaining work, recommendations on employee access and Silver/Gold programs, he just received a phone call from him and he will reach out to him tomorrow. It is anticipated that Staff will have those recommendations in front of you shortly and will work with the Board Chairman to agendize it. He understands the anxiety around it as it is some of the most important decisions that the District will make and it is important to allow the time to do the work. Trustee Schmitz said she is wondering if it would be possible to flag changes and updates in the General Manager's report as that would be helpful so we don't miss things. If we could have an

update on the internal controls as we don't have anything on the long range calendar such as deliverables and dates that would be helpful, Policy 16.1.0 updates – need to be added to our long range calendar, and tagging some dates on the dog park. She is appreciative of the golf breakdown and when we approved rates, Staff had talked with us about the differences of unlimited play passes and the other play passes so it would be helpful to do that breakout. District General Manager Winquest said that Staff will start reaching out to form the Dog Park Advisory Committee and that the Superintendent of Parks and Recreation is going to lead it and Trustee Schmitz is the Board representative. USFS said the delay is on their part due to Staffing shortages. Trustee Tonking asked about starting a committee for the Diamond Peak Master Plan. District General Manager Winquest said when he met with the Diamond Peak General Manager they spoke about it and that their goal is late summer to work with that committee and that it would be after the Dog Park Advisory Committee is formed. Trustee Dent suggested underlining the new wording with the General Manager's report.

**F. REVIEW OF THE LONG RANGE CALENDAR (for possible action)**

District General Manager Winquest went over the submitted long range calendar. Trustee Schmitz asked about hotel/motel procedure, District General Manager Winquest said that Staff is working on it and that he will include it in the General Manager's report and send an internal memorandum to the Board of Trustees. The Board had a conversation about the Crystal Bay Water Pumping Station and the conclusion was that Staff would have the North Lake Tahoe Fire Protection District Fire Chief come before the Board with a verbal report and then following that report, direction would need to come from the Board to take it further. Trustee Schmitz asked that the Board be more clear on the direction for adding things to the long range calendar.

**G. CONSENT CALENDAR (for possible action)**

- G.1. SUBJECT: Award a Procurement Contract for Replacement Flooring Material – 2021/2022 Capital Improvement Project: Fund: Community Services; Division: Ski; Project # 3499BD1710; Vendor: Town and Country Flooring in the amount of \$71,207 (Requesting Staff Member: General Manager Diamond Peak Ski Resort Mike Bandelin)**
- G.2. SUBJECT: Authorize a Memorandum of Understanding for the Clean Tahoe Multi-Jurisdictional Program and approve Amendment 1 with Clean Tahoe, to continue the “Clean Tahoe**

**Multi-Jurisdictional Program” for FY 2022-23 (Requesting Staff Member: Director of Public Works Brad Underwood)**

- G.3. SUBJECT: Approval of Appraisal for Sale of 6,860 Square Feet Potential Class 6 Land Coverage for the Tahoe Forest Hospital District and execute sale of this coverage out of the Nevada State Division of Lands Bank (Requesting Staff Member: Director of Public Works Brad Underwood)**

Trustee Tonking made a motion to approve the Consent Calendar. Trustee Schmitz seconded the motion. Hearing no comments, Board Chairman Callicrate called the question and the motion was passed unanimously.

**H. GENERAL BUSINESS (*for possible action*)**

- H.1. SUBJECT: Review, discuss, and concur with IVGID Staff, Design and CMAR Team recommendation of a two million gallon prestressed concrete tank as the WRRF effluent storage facility (Requesting Staff Member: Director of Public Works Brad Underwood)**

Director of Public Works Brad Underwood gave an overview of the submitted materials. Ashley from Jacobs gave the included PowerPoint presentation that was included in the Board packet. Trustee Schmitz asked if it was a requirement to remove the dam, from a cost perspective, \$2.6 million above what we have budgeted, so are there any opportunities to reduce costs and not increase any risks? Director of Public Works Underwood said in looking at the site, looking long term, and talking to Division of Dams, there is a risk and it is important to remove that risk and we need to look at that area for the future. Trustee Schmitz said for budgets, we have our budget so how are we planning on filling the funding gap? Director of Public Works Underwood said we are looking at funding from USACE for 75% of the funding which means we will be fine. Staff will work really hard to drive that cost down. We have talked about bonding as well. When we come back with the construction contract, we will have that plan in place and will have USACE contract before you. Trustee Schmitz said are we going to have the USACE commitment before next month? Director of Public Works Underwood said we talked to the USACE last week, will re-engage those conversations, and that his hope is to have something in the fall to the Board.



Trustee Tonking made a motion to concur with IVGID Staff, Design, and CMAR Team recommendation of a two million gallon (MG) pre-stressed concrete tank as the WRRF effluent storage facility. Trustee Dent seconded the motion. Hearing no comments, Board Chairman Callicrate called the question and the motion was passed unanimously.

At 7:14 p.m., Board Chairman Callicrate called for a break; the Board reconvened at 7:20 p.m.

Trustee Wong joined the meeting at 7:20 p.m.

**H.2. SUBJECT: Review, discuss, and conduct Incline Village General Improvement District's General Manager Indra S. Winquest Annual Performance Evaluation to include a possible salary increase (Conducted by Dr. Bill Mathis)**

Dr. Mathis said that the meeting was well conducted tonight and not typical of what he has been viewing. Board Chairman Callicrate said thank you and reminded everyone that we are all neighbors and that we can pleasantly disagree. Board Chairman Callicrate distributed Dr. Mathis' list of items that he is going to cover. Dr. Mathis covered his list of items. Trustee Tonking asked if Dr. Mathis had a game plan on how we address items on your list; Dr. Mathis said yes, he has 6 different packets of materials to go over with the Board of Trustees; he is ready to roll and he proceeded with his presentation.

The Trustees were asked to speak to their reviews (included in the Board packet) of the District General Manager and the following are their responses:

Trustee Dent

Number one is Ordinance 7 being adjusted, modified and approved; top of page 140, did say, limited negotiation; top of 141, inside of negotiated should say navigated, overall rating: 6-1/2. Strengths: Very bold on decisions, creative (beaches, parks) and good guy who is likeable. Area of improvement – delegate more and limit the access to you so you can control your schedule a little bit better.

Trustee Wong

Thank you for your time and service to the District. Known you for a very long time, remember when you were coordinating sports leagues. Had the

pleasure of watching you grow, very happy to have you as the General Manager. Agree with Trustee Dent about Ordinance 7, remember the conversation 7 years ago, navigated really well and with committee members who you knew were going to give a different perspective. Really appreciate your flexibility as the Board sent you on a few different directions – accelerating capital projects that weren't on your list and getting those underway. As a Board, when we rush things, we have to understand we may not do it well. As a Board, we need to accept responsibility and not let the Staff take the brunt of the public comments. The General Manager and Staff did a very good job of managing the Audit Committee and appreciate the time you put into that. No surprise, spending more time with the community and your Staff, ignore the noise which is a big part of it. There are a lot of things that distract you and you really like listening to everyone and finding that middle ground but sometimes there is just noise. One of the other things we talk about all the time, you have a phenomenal Senior Staff and she would love to see you delegate to them more. They do great work and that would allow you to spend time with our front line staff and she knows that is something you want to do. In the budget cycle, we need to add more money for Staff, realistically have some Staff that are overloaded and the sheer volume of public records requests, we need to show direct costs. We need to show this to the public because by trying to manage it with the Staff we have, we are make the Staffing worse. Additional staff in the General Manager's office is need to support our District Clerk and additional Staff is needed in Finance to support public records request and possibly improve the Audit Committee. Dr. Mathis said we are full tilt in heading in that direction and that in the two or three months we should be up and running.

#### Trustee Tonking

Trustee Tonking said that she thinks the General Manager has done a great job. She is a little biased as he was the first Boss she had, still holds true, very caring to Staff, do something that is really important, you take the fall and protect Staff well. You deal with it internally and you own up as if it is your own. You have a lot of skills that she would like to see in others. You are a generalist and that means you understand the overarching items of the District. You have hired an incredible Senior Management Team and that is what we see in other fields, you oversee and you have done a really job with that. Improve on this coming year - delegating to those Staff. Hard to do but you can do it. We have an incredible group of people who are firefighting as there are fires that consistently crop up. Big accomplishments – Ordinance 7, the effluent pipeline progress and the partnering on the Recreation Center expansion. All of this shows how well respected you are and that people trust you and the District. Thank you for all those things.

Trustee Schmitz

Trustee Schmitz read the following prepared statement:

*For the record, I did NOT write the review contained in tonight's Board packet that has my name attached. I will NOT agree with it nor will I defend it. It was NEVER reviewed or approved by me prior to being published. In my many years of writing performance reviews, I have never delegated what I deem to be my responsibility to another person. It appears that this is exactly what was done this year without me understanding Dr. Mathis was intending to write my review of Indra for me. In reading what is supposedly my review, I don't understand some of the statements and would never write a review in such a manner. I find it unfair and hurtful to GM Winquest and to the community to have allowed another person to write a review on my behalf. When I learned, just weeks ago that Dr. Mathis was intending to interview us all and write Indra's performance evaluation, I objected. I have never in my career ever delegated the writing of a performance review. When I expressed this concern, I was told by that the 3 Trustees had no issue with it. To be a "team player", I went along with the interview. The outcome, for which I never reviewed nor approved, is in this packet for which I find highly disappointing. Over the many years of my career I have always written a draft review, sat down and reviewed it with my staff member and potentially revised it. This is exactly what I did last year with GM Winquest. This process allows the opportunity to ensure there's understanding and agreement along with a path forward. This was NOT done as part of this process, and I feel the results are disappointing and not helpful. I will not defend this document but instead offer to GM Winquest my time and effort in writing him a complete and accurate review for which I will review with him before it is shared with the Board and the public. If he prefers this NOT to take place, then my only comment tonight is to state for the record I did not write this review and do not support what has been written. In January my feedback to the Board was that the contract with the Mathis Group lacked clear deliverables. In hindsight, my concerns were justified. In it is states 'beginning a new General Manager evaluation program'. When this was discussed with Dr. Mathis he explained how all the Trustees need to be trained and consistent in doing a performance evaluation. This process, of having another person write reviews, to me, isn't training for a consistent performance evaluation.*

Dr. Mathis said the process that we outlined of taking materials from Board members and writing it down was a time opportunity because we wanted to cut back the amount of time that some people took to generate a document.

He received a document from Trustee Schmitz that her mental health is in danger and that she asked for more time. That time was given. She is correct that she still preferred to write her own review and that the other Board members are going to do this way. He told Trustee Schmitz that you can do it differently, but he is not going to condone it and everyone was able to complete the exercise in 1 hour in a very thorough way. He is not in a contest of who's right or wrong. He covered the exercise with Trustee Schmitz and she wasn't in agreement and that was fine. There is still an opportunity to fix it and if she wants to continue to do things her way, she is going to continue to have the same problems. We have some issues festering.

#### Board Chairman Callicrate

Board Chairman Callicrate said that the enterprise fund accounting switch was a highlight as was getting the financial house in order. There is still more work to do but the internal controls are well on their way as is the effluent pipeline and Ordinance 7 which was tried 22 years ago and it was very, very difficult; so that is a huge accomplishment. The Duffield Foundation is a huge item and funding the needed improvements at the Recreation Center. Areas of improvement – time management and delegation. Guilty of reaching out every day and understand the tight schedule so he usually sends a text to see when he is available. Very comfortable with what he gets and that is a personal choice. Going back to the weekly and bi-weekly meetings is an opportunity to move forward. The team that has been assembled is one of the best. He thinks that the Director of Finance took the City of Woodland from a -\$2 million to a positive of \$10 million is impressive and his first day, with the District, was the shutdown for COVID. The General Manager was hired to put a team around himself and he has to hire some more people in the Administrative office to help our District Clerk as she transitions. We have had an inordinate amount of crisis' and he has been able to maintain a level head. What occurred before the meeting shows how involved the General Manager is within the community - two State championships. He has done a great job of steering this ship. Exemplary job and areas for improvement are those that we have all marked. After reviewing all of the information, we might differ on how things were written down, overall intent is spot on in his review.

Dr. Mathis said to finish the process of the review and finishing that job is important. Secondly, the offer to work out some agreements with the General Manager and whomever Board member and write them down for the future will be making this a better relationship and making it work is something that we can do following this meeting. Trustee Tonking asked Trustee Schmitz if she was willing to the Board understand where she is

coming from. Trustee Schmitz said she would just prefer to abstain because she doesn't feel comfortable. Trustee Tonking asked Trustee Schmitz if the 2 is accurate or no, you don't think so? Trustee Schmitz said no. Dr. Mathis said that the 2 offered up by the Trustee was what he does have in writing to him; he is not sure it was important. Board Chairman Callicrate said we can work together on a variety of items to move forward. Trustee Wong said she is not sure how to approach this as a Board and, as a Trustee, one of our main responsibilities is to give the General Manager an evaluation. She heard what Trustee Schmitz said and what Dr. Mathis said and feels that Trustee Schmitz is not fulfilling her responsibilities as a Trustee by not participating in this process.

Trustee Tonking made a motion that the Incline Village General Improvement District's General Manager Indra S. Winquest has had his performance evaluation presented in public on June 8, 2022. The Board of Trustees moves to give the Incline Village General Improvement District's General Manager Indra S. Winquest an overall performance evaluation rating of outstanding. Trustee Wong seconded. Board Chairman Callicrate asked for further comments.

Trustee Dent said will not be supporting that motion, out of the 5 Trustees, if you were to weight all scores, it wouldn't be outstanding. Trustee Tonking asked if we are using the 2 in our average or not. District General Counsel Nelson said it is the Board's pleasure on how to do the weighting. Board Chairman Callicrate said it would be the 4 of us. Trustee Wong said 8.125 is the math.

Hearing no further comments, Board Chairman Callicrate called the question and Trustees Wong, Tonking, and Callicrate voted in favor of the motion, Trustee Dent voted opposed and Trustee Schmitz abstained.

Trustee Wong asked about the effective date; Director of Human Resources Erin Feore said it depends on the date of the increase and that the District General Manager was hired on July 1. Typically, do the evaluation first and then the COLA on top of the evaluation.

Trustee Tonking made a motion to increase the District General Manager's annual base salary, effective July 1, 2022, for Fiscal Year 2022-2023 to be 4% which does not include the authorized COLA for this fiscal year. Trustee Wong seconded the motion.

Trustee Dent said he thinks we are going to see another increase next March and some of these positions are going to be pretty high. Trustee Tonking asked what percentage would you propose? Trustee Dent said 2%. Trustee Wong said if you want to meet in the middle, your proposal would be 0. Trustee Dent said 2%. Trustee Tonking said let's do 3%.

Trustee Tonking made a new motion to increase the District General Manager's annual base salary, effective July 1, 2022, for Fiscal Year 2022-2023 to be 3% which does not include the authorized COLA for this fiscal year. Trustee Wong seconded the motion. Board Chairman Callicrate called the question and Trustees Callicrate, Wong, Dent and Tonking voted in favor of the motion and Trustee Schmitz abstained.

District General Manager Winqest said thank you for going through the process, he knows it was different, and he thanked the 4 Trustees that worked within this process. He is young District General Manager and he understands all the areas of improvement. Trustee Schmitz said that she understands the District General Manager's sensitivity and your comments and that she is completely comfortable with working with you. District General Manager Winqest said that your 2 rating cannot be denied and that he has invested a tremendous amount of time in their working relationship and that based on the amount of time, he would appreciate a better understand of the items that were stated as it was very insulting and some of these things are absolutely false. He really hopes that he and Trustee Schmitz can work together and that he would relish that opportunity. Thank you to Dr. Mathis for working with him and again thanked all 4 Trustees. Board Chairman Callicrate said thank you to Dr. Mathis and that he acknowledges that there are things that we need to work on. Thank you for all the work.

**H.3. SUBJECT: Review and discuss goals for the District's General Manager, as suggested by the Board of Trustees, for Fiscal Year 2022/2023 (Conducted by Dr. Bill Mathis)**

***Recommendation for Action: There is none at this time however this item will be coming back at a future date for adoption.***

District General Manager Winqest said that the process we discussed is to discuss at the June 29 meeting and then take formal action. Trustee Schmitz said the meeting on June 29 is a huge agenda and that perhaps we could take some of the policy items and group them because the others are very

important projects and that she doesn't want to be pushing time so please review that agenda and see if there are things could be moved.

**I. MEETING MINUTES (for possible action)**

**I.1. Meeting of May 10, 2022**

District Clerk Susan Herron stated that Trustee Schmitz identified a typographical error which was corrected and submitted to the Board prior to this meeting; the website has been updated to reflect this change. Board Chairman Callicrate asked for any further changes; none were submitted so the meeting minutes of May 10, 2022 were approved as amended.

**J. FINAL PUBLIC COMMENTS\***

Bradley Mindlin said thank you for allowing him this opportunity and that he is a candidate for Trustee of the Board of IVGID, but more importantly, proud neighbor of Incline Village and Crystal Bay who is proud to be here. He has been watching the meetings on Zoom and been here in this room and that the behavior in this room is divisive and disgusting. Everybody he has been seeing has been working really hard which is good for the community. We should all have differences, if they have one view, they are not thinking, and we need to learn to work together. Notwithstanding the election, met with every opponent, except for 1 who doesn't want to meet with him, and he has made some really good friends. This is a hearing room and he is not here to advocate for issues other than those in front of the Board. He would like to say to everyone behave. He has been attacked via e-mails and that this is the not place so please go to his website and leave your phone number and he will talk to you as he is willing to talk to anyone. Finally, he would encourage everyone to read the sign behind the Board of Trustees.

Margaret Martini said she would like to concur 100% with Trustee Schmitz about people not writing what you say on such an important topic. What happened here was bad and every one of those comments should have to come back to those with their name at the top. No one has the right to speak for anyone else, especially as important as is was. It was very wrong of the General Manager to address Trustee Schmitz with that number. She doesn't know how much you paid that guy but it was too much.

Gail Krolick apologized for her earlier outburst. Sitting here today, there were a lot of statements and that she is hoping that there might be a way to address the important comments and questions in order to set the record

straight as the circle needs to be completed. Thank you to the General Manager as she remembers sitting and giving evaluations in the public so kudos to him. As to the confusion on the process, it appears to be a different methodology. She sees quotes throughout and 4 Trustees agree and 1 says no. She doesn't understand how 4 Trustees can be on board and while she respects Trustee Schmitz she doesn't agree with her and that she agrees with Trustee Wong when she said that one of the biggest jobs of a Trustee is to give feedback to the General Manager. She was really disappointed tonight and feels that Trustee Schmitz should have defended it a bit and that she doesn't understand why Trustee Schmitz didn't.

Peter Morris said he has a comment and that is to complement the Board and Dr. Mathis on that review and that he was really astounded by Dr. Mathis on giving that feedback. He hopes that Dr. Mathis can continue his work as he can really help the Board. Two things really struck him – set clear and concise goals and then it becomes a much less of a general review and becomes more specific. He would like to see some money for an executive coach for the General Manager as no one that acts as a coach to the General Manager so please get that in the budget. Sorry to hear about Trustee Schmitz' health issues and that he would recommend as well as the coaching, maybe some personal coaching or counseling that might help. Further, he thinks that Trustee Schmitz is back peddling to Dr. Mathis in the way he recorded it and that you don't have the guts to say that was all wrong. You could have stepped up to the plate and said it tonight and that would have made it more definitive. Given that Dr. Mathis said that the review score information was in writing, it becomes a public record, and that he shall be making a public request for back and forth with Dr. Mathis. Trustee Schmitz, please do get some help.

**K. ADJOURNMENT (for possible action)**

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Susan A. Herron  
District Clerk

**Attachments\*:**

\*In accordance with NRS 241.035.1(d), the following attachments are included but have neither been fact checked or verified by the District and are solely the thoughts, opinions, statements, etc. of the author as identified below.



Submitted by Clifford F. Dobler – IVGID Board of Trustee meeting 6-8-2022

Submitted by Ijosa Dobler – Public Comments, Board Meeting June 8, 2022

Submitted by Aaron Katz – Written statement to be included in the written minutes of this June 8, 2022 regular IVGID Board meeting – Agenda Item C – Public Comments – It’s not just the District’s Finance Director who skews the truth to protect his public employee colleagues, it’s the Board’s Clerk who also doubles as the District’s Public Records Office (“PRO”)

Submitted by Aaron Katz – Written statement to be included in the written minutes of this June 8, 2022 regular IVGID Board meeting – Agenda Item C – Public Comments – The District’s Finance Director is the same liar all prior Finance Directors have been

Submitted by Frank Wright – E-mail dated Thursday, June 9, 2022

Public Comment - Clifford F. Dobler - IVGID Board of Trustee meeting 6-8-2022

General Business item #1 - Waste water storage ponds <sup>history</sup> 9 year ~~timeline~~.

In October 2013, the Nevada Department of Environmental Protection found management practice violations for improper operations and maintenance of waste water ponds, shut them down, and requested a plan to line pond #1.

One year later, IVGID provided NDEP a temporary solution and ended up spending \$678K to obtain a permit.

In March 2018, the Board authorized taking \$1 million from the Pipeline set aside to line Pond #1.

In June 2018, it was found that rather than lining Pond #1, \$788K was spend on a variety of items mostly chasing funding rainbows. In November 2018, Staff finally confessed that they did nothing on the pond.

In September 2018, Jacobs was given \$39K to provided 4 design choices ranging from \$500K to \$3.2 million to line pond #1. The Board approved nothing but staff decided on a \$1.1 million alternative.

In May 2020, Staff again took \$1.55 million from the Pipeline set aside for anticipated Pond lining costs in 2021.

In June 2021, Jacobs was awarded another \$36K to explore alternatives for Pond #1 which was already done two years earlier. No budget existed, so money was taken from the pipeline set aside.

In September 2021, Staff decided to dump the Pond #1 alternates and rushed to award Jacobs another \$425K to complete final plans on Pond #2, which was then abandoned because of prohibited cost estimates, and then jumped back to Pond #1 wasting \$330K.

In February 2022 Jacobs issued Pond #1 revised estimates from \$6.5 million to \$8.3 million.

Well aware of these increased estimates, Staff deliberately prepared a Utility Rate Study and the 2022/2023 budget providing only \$4.55 million for developing Pond #1.

Tonight, Staff is asking the Board to select the \$6.8 million pre stressed concrete alternative for Pond #1. Since \$330K was wasted on Pond #2, only \$4.2 million of the budget is available and **a shortage of \$2.6 million exists**.

14 days ago, the Board agreed to transfer \$1.6 million from the General Fund to the Utility Fund specifically for the Effluent Pipeline but **NOTHING** for the pond

According to Jacobs, Pond #1 will be completed within the next 12 months.

How will this \$2.6 million shortage be funded when the Utility Fund cash reserves are minimal at the end of 2023? Will the Board again take money from the pipeline set aside.

The wastewater discharge permit from NDEP expired last year on June 20, 2021? Has that been renewed?

This written statement is to be made part of the meeting minutes

*"Giving government money and power is like giving car keys and whiskey to a teenager"*

**Iljosa Dobler, 995 Fairway Blvd. Public Comments, Board Meeting June 8, 2022.**

**To be included in the minutes of this meeting.**

**I'd like to address some of the comments made at the last board meeting,**

**One speaker was outraged at the way some citizens complained about the staff and management. I guess when reviewing the design for lining Pond #2 and the related Dam, we should be more understanding and THANK management for not completing the design because they did not consider impervious coverage requirements, thereby only wasting \$330,000 instead of probably \$425,000 when the design was abandoned in favor of proceeding with Pond #1.**

**Also it was stated that we should support out trustees, since after all, we voted for them. No we didn't.**

**The Tim Callicrate we voted for promised to follow board policy : which didn't happen ,and also rotate the Chairmanship of the board, so that all trustees could be involved. But, after he became Chairman or should I say "Master of Ceremonies," he would not even consider relinquishing his position and power.**

**Then instead of reappointing Trustee Schmitz to continue her diligent work on the Audit Committee, which according to Board Policy 15.1 states: " appointing trustees to serve successive years increases continuity and allows for knowledge retention", Callicrate along with Tonking (who sponsored revisions to the Audit Committee Charter) appointed Wong to the committee, knowing full well she can only serve 6 months, when 1 year is standard, throwing Schmitz overboard**

**If you recall, most of the accounting irregularities occurred when Wong was aa Audit committee member. She chose to ignore board policies, reporting requirements .and citizen's observations of questionable accounting. The CPA firm of Moss Adams came up with numerous recommendations as did this current Audit committee. Why appoint her?**

**Trustee Wong, so as not to seek more embarrassment, did not want any consultants to come in and review the financials and then attempted, by slanderous name calling, to remove a member of the Audit Committee that discovered several misstatements. There is no way she can escape the prior period adjustments recommended by Moss Adams which occurred during her watch. Why would she be appointed to the Audit Committee after failing for so many years? Do you really think these 3 trustees are looking out for citizens interests? I don't think so.**

**Trustee Tonking, you criticized the Board for not approving any capital projects. What might those be? It's up to staff to present projects to the Board for approval. With the exception of lobbyists, consultants and psychiatrists, I've seen NONE recently.**

**WRITTEN STATEMENT TO BE INCLUDED IN THE WRITTEN MINUTES OF THIS JUNE 8, 2022 REGULAR IVGID BOARD MEETING – AGENDA ITEM C – PUBLIC COMMENTS – IT’S NOT JUST THE DISTRICT’S FINANCE DIRECTOR WHO SKEWS THE TRUTH TO PROTECT HIS PUBLIC EMPLOYEE COLLEAGUES. IT’S THE BOARD’S CLERK WHO ALSO DOUBLES AS THE DISTRICT’S PUBLIC RECORDS OFFICER (“PRO”)**

**Introduction:** At the Board’s May 26, 2022 Board meeting our Public Works Director, Brad Underwood, presented a lot line adjustment request<sup>1</sup>. Basically the owner of APN 126-273-04 asked that IVGID consent to the conveyance of its adjacent APN 126-273-02 parcel, after which the owner proposed granting back partial use in the form of an easement. Staff admits that:

The owner approached Public Works with its proposal;

In response, Public Works reviewed the proposal;

In response, Public Works staff conferred with TRPA;

Public Works then agendized this matter for hearing before the Board;

Mr. Underwood drafted the staff memorandum and attachments<sup>2</sup>; and,

Mr. Underwood appeared at the May 26, 2022 Board meeting to present the proposal and answer questions.

Several days later, on May 29, 2022, I submitted a public records request to examine records evidencing the internal services/public works staff time billed to other departments associated with this property owner’s proposal<sup>3</sup>. I asked “to examine the records billing out (staff’s) time.” And the time spent preparing Mr. Underwood’s memo. And the time spent actually presenting this agenda item to the Board.

And as you will see, Ms. Herron has refused. To her no such records exist.

**Ms. Herron’s E-Mail of June 6, 2022<sup>3</sup>:** Instead of providing any of the requested records for my examination, Mr. Herron gave a summary based on hearsay secured from staff. This did not comply with NRS 239.0107(1) which states that:

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<sup>1</sup> See pages 365-368 of the packet of materials prepared by staff in anticipation of the Board’s May 26, 2022 meeting [“the 5/26/2022 Board packet” ([https://www.yourtahoeplace.com/uploads/pdf-ivgid/l.1.\\_-\\_General\\_Business\\_-\\_Lot\\_Line\\_Adjustment.pdf](https://www.yourtahoeplace.com/uploads/pdf-ivgid/l.1._-_General_Business_-_Lot_Line_Adjustment.pdf))].

<sup>2</sup> These documents are attached as Exhibit “A” to this written statement.

<sup>3</sup> An e-mail string pertaining to this request is attached as Exhibit “B” to this written statement. The matter alluded to is contained in this e-mail string.

“Not later than the end of the fifth business day after the date on which the person who has legal custody or control of a public book or record of a governmental entity receives a written or oral request from a person to inspect, copy or receive a copy of the public book or record, a governmental entity *shall* do one of the following, as applicable:

(a) Except as otherwise provided in subsection 2, allow the person to inspect or copy the public book or record or, if the request is for the person to receive a copy of the public book or record, provide such a copy to the person.

(b) If the governmental entity does not have legal custody or control of the public book or record, provide to the person, in writing:

(1) Notice of the fact that it does not have legal custody or control of the public book or record; and

(2) The name and address of the governmental entity that has legal custody or control of the public book or record, if known.

(c) Except as otherwise provided in paragraph (d), if the governmental entity is unable to make the public book or record available by the end of the fifth business day after the date on which the person who has legal custody or control of the public book or record received the request:

(1) Provide to the person, in writing, notice of the fact that it is unable to make the public book or record available by that date and the earliest date and time after which the governmental entity reasonably believes the public book or record will be available for the person to inspect or copy or after which a copy of the public book or record will be available to the person. If the public book or record or the copy of the public book or record is not available to the person by that date and time, the governmental entity shall provide to the person, in writing, an explanation of the reason the public book or record is not available and a date and time after which the governmental entity reasonably believes the public book or record will be available for the person to inspect or copy or after which a copy of the public book or record will be available to the person.

(2) Make a reasonable effort to assist the requester to focus the request in such a manner as to maximize the likelihood the requester will be able to inspect, copy or receive a copy of the public book or record as expeditiously as possible.”

**My E-Mail Response of June 6, 2022<sup>3</sup>:** I objected and asked Ms. Herron comply with the Nevada Public Records Act (“NPRa”). I specifically made reference to the fact she could redact those portions of the owner’s utility bill to make available the portions which are not confidential, and she could provide the bills prepared by internal services staff given both Mr. Underwood and Ms. Nelson have stated on numerous prior occasions that they actually prepare “bills.” I asked for other matters as well which can be gleaned from the e-mail itself.

**My E-Mail Follow Up of June 7, 2022<sup>3</sup>:** As we approached the time limit that I had given Ms. Herron to produce the requested records for my examination, I sent a follow up e-mail to GM

Winquest and the Board putting both on notice that if they did not intervene to compel Ms. Herron to provide the records requested, I intended to hold both liable as accessories.

**Ms. Herron's E-Mail of June 7, 2022<sup>3</sup>:** at 1:18 P.M. Ms. Herron provided a redacted utility bill which identified a \$135 "inspection/plan" fee<sup>4</sup>.

**My E-Mail Response of June 7, 2022<sup>3</sup>:** at 2:02 P.M. Again I objected. Where were the remaining records I had asked to examine? And where was the portion of Water Ordinance which permits assessment of an inspection/plan fee when there is no request for a water connection?

**Ms. Herron's E-Mail of June 7, 2022<sup>3</sup>:** at 2:22 P.M. Here Ms. Herron refused to provide in any additional records for my examination.

**The District's Water Ordinance<sup>5</sup>:** The only portion of the District's Water Ordinance which provides for "plan check fees" is ¶15.18(E)<sup>6</sup>. This plan check fee applies "at the time of issuing (a) permit for a water connection." Given here the lot line adjustment request had nothing to do with issuing a permit for a water connection, it was and is not an appropriate charge to be included on a District water customer's bill.

Moreover, staff have previously revealed that their unreimbursed time is billed out at \$160/hour for Mr. Underwood. If he spent 1½ hours reviewing this property owner's proposed lot line adjustment plans, the District's cost was \$240. Yet by billing out \$135, the public was shorted.

**Conclusion:** When Mr. Underwood came to the Board and represented that internal services staff time is billed to the department requesting the service, was he not telling the truth? When Ms. Nelson came to the Board and represented that internal services staff time is billed to the department requesting the service, was he not telling the truth? If they were telling the truth, where are the bills? How much was billed to the departments requesting the subject lot line adjustment services? What services were actually provided (where's the description), and by who? To where was it billed? In other words, where are the records of the chart of account numbers where these services were billed? Where in the Water Ordinance is the subject kind of bill authorized (i.e., for non-water connection permit plans)? So isn't Ms. Herron the same type of liar and concealer Mr. Navazio is?

And what do you Board members intend to do about it, if anything? As long as you do nothing, these NPRA violations continue to occur. And at the end of the day Ms. Herron's boss is responsible as an enabler and accessory. And now that I have brought the matter to your attention, unless you do something, each of you is an enabler and accessory as well. Ultimately the Board is responsible for Ms. Herron's employment and retention (see NRS 318.180)/failure to retain. If Indra won't do his job, then the task is on each of you to do it on his behalf.

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<sup>4</sup> That utility bill is attached as Exhibit "C" to this written statement.

<sup>5</sup> Go to [https://www.yourtahoeplace.com/uploads/pdf-ivgid/Ordinance\\_4\\_-\\_04102019\\_Resolution\\_1867.pdf](https://www.yourtahoeplace.com/uploads/pdf-ivgid/Ordinance_4_-_04102019_Resolution_1867.pdf).

<sup>6</sup> This portion of the District's Water Ordinance is attached as Exhibit "D" to this written statement.

And also on tonight's agenda, we have consideration of a merit raise for our GM. Since he refuses to do his job insofar as Mr. Herron is concerned, why would anyone in his/her right mind consider a merit raise? Are you people out of your minds?

And to those asking why their Recreation ("RFF")/Beach ("BFF") Facility Fees are as high as they are, now you have another example.

Respectfully, Aaron Katz (Your Community Watchdog), Because Only Now Are Others Beginning to Watch!

**EXHIBIT "A"**



**MEMORANDUM**

**TO:** Board of Trustees

**THROUGH:** Indra Winquest  
District General Manager

**FROM:** Brad Underwood, P.E.  
Director of Public Works

**SUBJECT:** Lot Line Adjustment – Buchholz Trust (APN 126-273-04)  
and IVGID (APN 126-273-02)

**DISTRICT STRATEGIC PLAN:** Long Range Principle 5 – Assets and  
Infrastructure

**DATE:** May 25, 2022

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**I. RECOMMENDATION**

That the Board of Trustees makes a motion to authorize property owner of 775 Fairview Boulevard (APN 126-273-04) to further investigate and refine details of a Lot Line Adjustment (LLA) and return to the Board for formal approval.

**II. DISTRICT STRATEGIC PLAN**

Long Range Principle 5 – Assets and Infrastructure – The District will practice perpetual asset renewal, replacement, and improvement to provide safe and superior long term utility services and recreation venues, facilities and services.

- Maintain, renew, expand, and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.
- Maintain, procure, and construct District assets to ensure safe and accessible operations for the public and the District's workforce.

**III. BACKGROUND**

The Buchholz own property adjacent to an IVGID parcel on which a water tank and water line exist. The Buchholz property is approximately 15 acres and has two existing single family homes. The Buchholz have approached Public Works to utilize the IVGID property to perform a Lot Line Adjustment to create a boundary separating the two homes. The Buchholz would then dedicate an exclusive easement back to IVGID for the water tank and water line facilities.

The first home on the property was constructed in 2001. The second home was built in 2009 as an Accessory Dwelling Unit (ADU). Public Works staff conferred

with TRPA who indicated that when the ADU was approved, it was conditioned on a restriction that the parcel could not be divided. Therefore, the only mechanism for the Buchholz to divide their property to create separate parcels for each home is to utilize the LLA process through Washoe County.

Public Works has reviewed this request and has determined that maintenance of the District's water facilities could equally occur whether the parcel is owned by IVGID or accessed through an exclusive easement. As part of the property owner's investigation, Public Works will require a survey of existing IVGID property and, as part of that survey, identification of the actual location of the existing water line.

In authorizing the Buchholz to further investigate and refine the details of the LLA, their representatives would proceed with an appraisal. This appraisal would include the current market value of the IVGID property and the value of an exclusive easement. It is anticipated that IVGID would be paid the difference between these two values in exchange for allowing use of IVGID property for the LLA. Once the appraisal is complete, this information would be brought before the Board of Trustees for their final approval to allow the use of IVGID property for the LLA and accepting the exclusive easement.

#### **IV. BID RESULTS**

This item is not subject to competitive bidding within the meaning of Nevada Revised Statute 332.115.

#### **V. FINANCIAL IMPACT AND BUDGET**

The fiscal impact is unknown at this time. The applicant will be required to perform an appraisal to determine the financial impact of using IVGID property to achieve the Lot Line Adjustment to divide their property and provide IVGID an exclusive easement.

#### **VI. ALTERNATIVES**

Do not allow the applicant to use IVGID property for purposes of achieving a Lot Line Adjustment to divide their property.

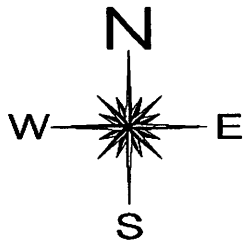
#### **VII. BUSINESS IMPACT**

This item is not a "rule" within the meaning of Nevada Revised Statutes, Chapter 237, and does not require a Business Impact Statement.

Attachments:

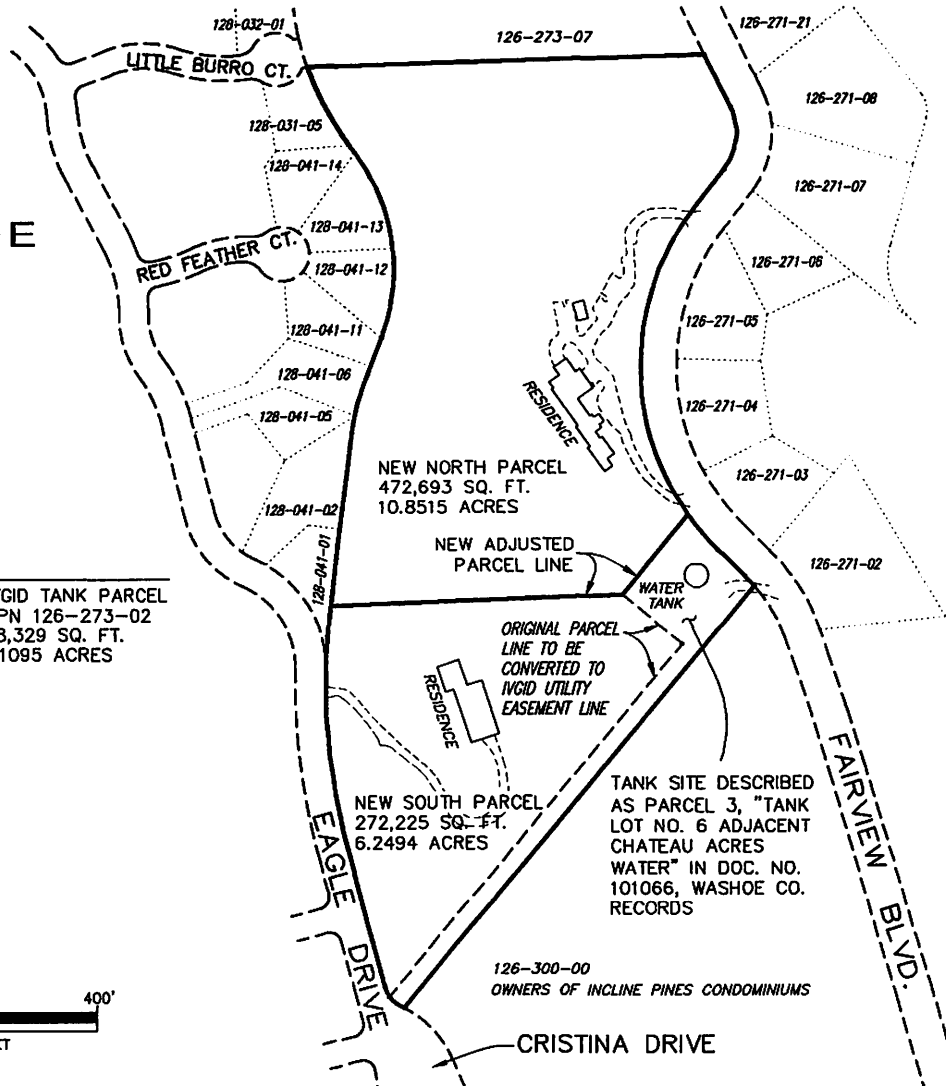
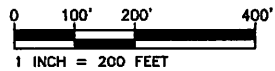
- A – IVGID Parcel Map
- B – Buchholz Site Map





**EXISTING AREAS**

|   |   |
|---|---|
| BUCHHOLZ PARCEL<br>APN 126-273-04<br>696,589 SQ. FT.<br>15.9915 ACRES | IVGID TANK PARCEL<br>APN 126-273-02<br>48,329 SQ. FT.<br>1.1095 ACRES |
|---|---|



NEW NORTH PARCEL  
472,693 SQ. FT.  
10.8515 ACRES

NEW ADJUSTED  
PARCEL LINE

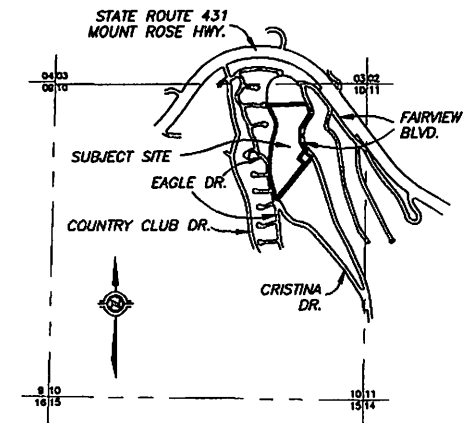
ORIGINAL PARCEL  
LINE TO BE  
CONVERTED TO  
IVGID UTILITY  
EASEMENT LINE

NEW SOUTH PARCEL  
272,225 SQ. FT.  
6.2494 ACRES

TANK SITE DESCRIBED  
AS PARCEL 3, "TANK  
LOT NO. 6 ADJACENT  
CHATEAU ACRES  
WATER" IN DOC. NO.  
101066, WASHOE CO.  
RECORDS

126-300-00  
OWNERS OF INCLINE PINES CONDOMINIUMS

CRISTINA DRIVE



**VICINITY MAP**

POR. OF THE NE 1/4 OF SEC. 10, T16N R18E MDM.  
INCLINE VILLAGE, NV (NO SCALE)

**EXHIBIT PLAT**

PROPOSED BOUNDARY LINE ADJUSTMENT  
PARCEL 2, PARCEL MAP No. 613,  
PER GRANT DEED DOC. No. 2165961,  
APN 126-273-04, 775 FAIRVIEW BOULEVARD, AND  
PARCEL 3, "TANK LOT NO. 6 ADJACENT CHATEAU  
ACRES WATER" PER "GRANT OF EASEMENTS"  
DOC. NO. 101066, APN 126-273-02  
INCLINE VILLAGE, WASHOE COUNTY, NEVADA.

PREPARED BY:  
LANCASTER LAND SURVEYS  
930 TAHOE BLVD 803-118  
INCLINE VILLAGE NV 89451  
(775) 721-3118  
05 FEB 2021

200321\_InitialExhibit-200.dwg

ATTACHMENT B

**EXHIBIT "B"**

## RE: RE: Records Request - Internal Services Staff Time Expended on 5/26/2022 Agenda Item I(1)

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**From:** <s4s@ix.netcom.com>  
**To:** "Susan A. Herron" <Susan\_Herron@ivgid.org>  
**Cc:** "Indra Winquest" <ISW@ivgid.org>, "Tim Callicrate" <callicrate\_trustee@ivgid.org>, "Matthew Dent" <dent\_trustee@ivgid.org>, "Kendra Wong" <Wong\_trustee@ivgid.org>, "Sara Schmitz" <trustee\_schmitz@ivgid.org>, "Michaela Tonking" <tonking\_trustee@ivgid.org>  
**Subject:** RE: RE: Records Request - Internal Services Staff Time Expended on 5/26/2022 Agenda Item I(1)  
**Date:** Jun 7, 2022 3:30 PM

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Where are the bills from PW/Internal Services to other departments allegedly receiving these services?

Where is the water ordinance provision which calls for the billing staff allegedly made on the Buchholz's utility bill? And BTW, this property owner has TWO DWELLING UNITS. Is there one common utility bill and you only provided one of them?

Where was the cost of the time billed? In other words, the chart of account numbers assigned to the billing?

Where is the breakdown of the work performed and by who and at what rate for the 2.5 hours you disclose were expended?

Where are is job description for PW Director?

Where is the job description for Chief Engineer?

So how can you possibly respond "there are no further public records to provide?"

Board. Got it?

This is an example of the NON-Transparency crap and concealment the public is put through. Ms. Herron is hiding the staff DIRT that goes on every day insofar as Internal Services is concerned. The Department should be TERMINATED and the FUND eliminated. Because it is a source for much of the fraud in this district. A third party forensic audit should be performed of everything charged to Internal Services. That's the only way we'll get to the truth. Either force Ms Herron to come clean with the requested docs, or schedule a meeting to consider her termination as an IVGID employee (something I have requested several times before), or just do nothing and I'll file my OAG complaint. And against each Board member and Indra as an accessory because you do nothing. Take your pick.

Respectfully, Aaron Katz

—Original Message—

From: Susan A. Herron

Sent: Jun 7, 2022 2:22 PM

To: 's4s@ix.netcom.com'

Cc: Indra Winquest , Tim Callicrate , Matthew Dent , Kendra Wong , Sara Schmitz , Michaela Tonking

Subject: RE: RE: Records Request - Internal Services Staff Time Expended on 5/26/2022 Agenda Item I(1)

Mr. Katz,

It is my understanding that the work occurred prior to the billing rates being changed and thus the billing rate was \$90 per hour so 1.5 hours is \$135. As the District General Manager told you, in a separate e-mail, Director of Public Works Underwood interacts with customers as part of his job. There are no further public records to provide to you.

Enjoy the rest of your day.

Susan

—Original Message—

From: s4s@ix.netcom.com [mailto:s4s@ix.netcom.com]

Sent: Tuesday, June 7, 2022 2:02 PM

To: Susan A. Herron

Cc: Indra Winquest ; Tim Callicrate ; Matthew Dent ; Kendra Wong ; Sara Schmitz ; Michaela Tonking

Subject: Fw: RE: Records Request - Internal Services Staff Time Expended on 5/26/2022 Agenda Item I(1)

Thank you.

But where are the other records Ms Herron?

And for the record, your records don't compute.

The redacted bill provided indicates an inspection/plan fee of \$135 was assessed. Previously Indra informed me that our PW Director's staff time is billed out at \$160/hour. And our Engineer's staff time is billed out at \$130/hour. Below you have represented that "1.5 of those hours were billed to the property owner via their April utility bill per the approved fee schedule." Well that means the property owner should have been billed \$240 or \$195 for his "inspection/plan fee." So the public was shorted. If not, show me where I am wrong.

Let's go to your assertion the billing was "per the approved fee schedule." Did you even look at the fee schedule? Well I did (see page 127 of the 4/27/2022 Board packet). And the billing rate is \$100/hour. So for 1-1/2 hours, again the public was shorted. If not, show me where I am wrong.

But the public was shorted even more! I asked you where in the water/sewer ordinance(s) it is appropriate to bill out consideration of a lot line adjustments? Or a parcel sale? And you never answered. So I found section 5.18(E) of the water ordinance. This is the one which provides for plan check fees. But they only become relevant when a proposed utility customer is seeking a "water connection." The relevant plans are those "affecting water/sewer systems." Here the homeowner's request/plans had NOTHING to do with a water connection. Nor did it have anything to do with something affecting the District's water/sewer systems per se. According to staff it was nothing more than a "lot line adjustment." And according to me it was nothing more than a proposed sale of real property combined with an easement back. There was no authority to in the water ordinance bill the homeowner ANYTHING.

Now if the homeowner doesn't balk and he pays the charge, my only complaint will be that STAFF DIDN'T CHARGE ENOUGH! But if staff had billed me, I wouldn't pay for the reasons noted.

And although I don't believe you when you represent staff only spent 2.5 hours on the subject request, why wasn't the property owner billed the full 2.5 hours? Who was charged the remaining unreimbursed staff time? What was the chart of account number assigned for the remainder of those charges? And how would any of the public know what staff was doing behind closed doors if I were not pressing the subject? And why am I pressing? Because it's everything you and your colleagues do. And then members of our community ask why staff just can't seem to run anything at a financial break even. And it's because of stuff like this.

Which brings me back to staff billing and payment for unreimbursed staff time on this matter. I want to see what work was done, how long it took, who is it that did the work, what was the billing rate, what out of pocket costs were advanced



if any, and to what department(s) this work was charged, what was the chart of account number(s), etc.

And why? Because I don't believe you and your hearsay. Staff represented they bill other departments. So produce the bills. Are they forthcoming and if so when? Or are you going to tell me what I suspect is the case. THERE IS NO BILLING and for this reason, you have no records to make available for examination?

Thank you for your cooperation. Aaron Katz

-----Forwarded Message-----

From: Susan A. Herron

Sent: Jun 7, 2022 1:18 PM

To: s4s@ix.netcom.com

Cc: Tim Callicrate , Matthew Dent , Kendra Wong , Sara Schmitz , Michaela Tonking , Indra Winqest

Subject: RE: Records Request - Internal Services Staff Time Expended on 5/26/2022 Agenda Item I(1)

Mr. Katz,

Here is the water bill where the billing occurred.

Susan

-----Original Message-----

From: Indra Winqest

Sent: Tuesday, June 7, 2022 1:03 PM

To: s4s@ix.netcom.com; Susan A. Herron

Cc: Tim Callicrate ; Matthew Dent ; Kendra Wong ; Sara Schmitz ; Michaela Tonking

Subject: RE: Records Request - Internal Services Staff Time Expended on 5/26/2022 Agenda Item I(1)

Mr. Katz -

Staff is working on this. However, I want to make one thing clear. Mr. Underwood as a Director level staff has the responsibility and requirement to work with our community members/parcel owners at times. This is a component of these positions and a common practice everywhere. If it were you personally were requesting information or anything else on a similar matter, the same courtesy would be extended to you as well.

Indra

Indra Winqest

General Manager

Incline Village General Improvement District

893 Southwood Blvd, Incline Village NV 89451

P: 775-832-1206

F: 775-832-1380

isw@ivgid.org

<http://www.yourtahoeplace.com>

-----Original Message-----



From: s4s@ix.netcom.com [mailto:s4s@ix.netcom.com]  
Sent: Tuesday, June 7, 2022 9:49 AM  
To: Susan A. Herron  
Cc: Indra Winquest ; Tim Callicrate ; Matthew Dent ; Kendra Wong ; Sara Schmitz ; Michaela Tonking  
Subject: RE: Records Request - Internal Services Staff Time Expended on 5/26/2022 Agenda Item I(1)

Indra and IVGID Board members -

So obviously Ms. Herron is being the obstructionist she really is.

As we approach 2 P.M., I am giving both of you the opportunity to step in and compel Ms. Herron to comply with the NPRA. That is, to make the records I have requested available for my examination. Because if you don't, I intend to name all of you as accessories. You both have the opportunity to do something. So I ask you do your jobs!

The issue is straightforward. I have asked to examine public records. Ms. Herron has refused. She admits records exist, and more than five (5) business days have elapsed. Other than Ms. Herron's intentional concealment to protect her public record colleagues, exactly who is driving this bus?

Respectfully, Aaron Katz

—Original Message—

From:  
Sent: Jun 6, 2022 3:54 PM  
To: Susan A. Herron  
Cc: , Callicrate, Tim , Dent, Matthew , Wong, Kendra Trustee , Schmitz, Sara , Tonking, Michaela  
Subject: RE: Records Request - Internal Services Staff Time Expended on 5/26/2022 Agenda Item I(1)

Did I ask you for your verbal answers to interrogatories?

I asked for records and I want to examine records. Your fellow staff have represented they bill out. So let's see the bill(s).

And for the record, I don't believe what you have allegedly been informed by staff. So the only way to confirm the truth is to see the records.

And I guess it was just inadvertant that you failed to share to what departments this staff time was billed on the District's financial reporting system..

And I'd like to see where in the water/sewer ordinance authorizes staff time charges for a lot line adjustment requests and at what amounts. This request had nothing to do with water or sewer service per se. event.

And insofar as the property owner's utility bill is concerned, you can legitimately provide the same as a record and redact everything other than the entry you represent was billed to the property owner for this lot line adjustment work which is not confidential. I want to see how it was described and at what rate billed on the bill itself. Why? Because I don't believe you or your staff.

You've got 24 hours to provide the requested records of I'll file a criminal complaint.

And I'm sending this to the Board.

From: s4s@ix.netcom.com [mailto:s4s@ix.netcom.com]  
Sent: Tuesday, June 7, 2022 9:49 AM  
To: Susan A. Herron  
Cc: Indra Winquest ; Tim Callicrate ; Matthew Dent ; Kendra Wong ; Sara Schmitz ; Michaela Tonking  
Subject: RE: Records Request - Internal Services Staff Time Expended on 5/26/2022 Agenda Item I(1)

Indra and IVGID Board members -

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Respectfully, Aaron Katz

-----Original Message-----

From:  
Sent: Jun 6, 2022 3:54 PM  
To: Susan A. Herron  
Cc: , Callicrate, Tim , Dent, Matthew , Wong, Kendra Trustee , Schmitz, Sara , Tonking, Michaela  
Subject: RE: Records Request - Internal Services Staff Time Expended on 5/26/2022 Agenda Item I(1)

Did I ask you for your verbal answers to interrogatories?

I asked for records and I want to examine records. Your fellow staff have represented they bill out. So let's see the bill(s).

And for the record, I don't believe what you have allegedly been informed by staff. So the only way to confirm the truth is to see the records.

And I guess it was just inadvertant that you failed to share to what departments this staff time was billed on the District's financial reporting system..

And I'd like to see where in the water/sewer ordinance authorizes staff time charges for a lot line adjustment requests and at what amounts. This request had nothing to do with water or sewer service per se. event.

And insofar as the property owner's utility bill is concerned, you can legitimately provide the same as a record and redact everything other than the entry you represent was billed to the property owner for this lot line adjustment work which is not confidential. I want to see how it was described and at what rate billed on the bill itself. Why? Because I don't believe you or your staff.

You've got 24 hours to provide the requested records of I'll file a criminal complaint.

And I'm sending this to the Board.

**EXHIBIT "C"**

Last: Buchholz

IVGID Public Works . 1220 Sweetwater . Incline Village NV 89451 . OFFICE HOURS: M-F 8 AM to 4:30 PM  
24 HR P: (775) 832-1203 . F: (775) 832-1260 . EMAIL: PW@IVGID.ORG . WWW.IVGIDPUBLICWORKS.ORG

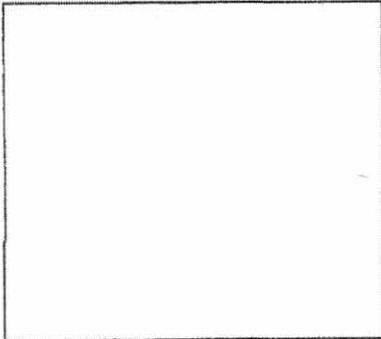
# DRINK TAHOE TAP®

MISCELLANEOUS CHARGES  
Inspection/Plan Fee \$135.00

CONSUMPTION FOR MEDIAN SINGLE FAMILY USER DURING CURRENT MONTH: 1,550

The Board adopted new rates at the April 27, 2022 meeting, which are effective on the May 2022 statement. The 2022 Rate Study and Presentations are available on our website: <https://www.yourtahoeplace.com/public-works/rates-billing/about-rates-billing>.

| Service Address | Billing Start Date | Billing End Date |
|-----------------|--------------------|------------------|
|                 | 05/19/2022         | 06/18/2022       |



Online Account Access is available on our website! Use it to view your current balance, update your mailing address and contact information, view statements and meter reads, or make payments.

Never forget a payment again! It is FREE to sign up for auto payment of your bill from a checking account. Visit our website or contact our office for more information.

Visit our website for detailed information on rate studies, charge descriptions & how to read your bill.

Delinquent charges shall be subject to a 10 % penalty. Charges become delinquent the day after their due date. Late fees are charged if payment is not received by the last day of the month it was due.

Email addresses which have been provided on accounts will be used to send out courtesy notifications from Public Works. If you wish to add/remove your email please contact our office.

PLEASE KEEP THIS PORTION FOR YOUR RECORDS

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT



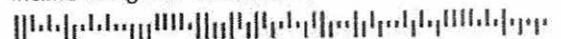
IVGID Public Works  
1220 Sweetwater Rd  
Incline Village NV 89451-9214

Service Address  
Account Number  
Due Date  
Amount Due  
Amount Enclosed

Please, No staples or paperclips

Remit to:

IVGID Public Works  
1220 Sweetwater Rd  
Incline Village NV 89451-9214



03115401020000249553

**EXHIBIT "D"**



to the new connection fee rate. Previously paid connection fees for service are non-refundable in all situations including reversion to acreage. Payment of connection fees constitutes acceptance of a new service connection application by the District. No fees will be refunded after connection.

- A. **Units Inside of District.** Water connection fees shall be charged as shown in the current Schedule of Service Charges. Each dwelling of multiple dwellings on a single parcel shall constitute a separate unit. Mixed use services that has been determined to be billed as residential will be billed one connection charge for each residential unit and each equivalent residential unit per 39 fixture units of commercial service. Fractions will be rounded to nearest whole number, example: 58 fixture units = 1.49 and rounded to 1.0 units, 59 fixture units = 1.51 and rounded to 2.0 units. The minimum equivalent residential unit amount shall be 1.0, (one)
- B. **Fire Protection.** There are no connection fees for fire protection.
- C. **Units Outside of District.** Persons desiring connection of property located outside the District to the water system of the District shall pay to the District a connection charge at the rate of one and one-half (1½) times the minimum charge for a District customer. Nothing in this ordinance shall require the District to serve properties located outside the District.
- D. **Remodeling Connection Charges.** If remodeling necessitates upgrade of the water meter connection fees shall be charged equal to the fee for that meter size as described in Item A above minus the water connection fee for the existing meter size. All existing residential connections are deemed ¾ inch unless a connection fee has been paid to the District for an upgrade.
- E. **Plan Check Fee.** In accordance with the District's most recently adopted revision of the Uniform Plumbing Code, a plan check fee shall be required for all plans requiring the District's approval. Each plan revision requiring rechecking shall necessitate the charge of an additional plan check fee. Plan checking is performed for both water and sewer considerations concurrently. Only one plan check fee is collected per set of drawings, even if both water and sewer systems are affected. Plan check fees shall be invoiced at a rate as shown in the current Fee Schedule, and are subject to change from time to time at the discretion of the Director of Public Works.
- F. **Inspection Fee.** Inspection fees shall be at rate as shown in the current Fee Schedule.

5.19 **Subdivisions**

- A. **Application.** Any person desiring to provide a water system within a tract of land that he proposes to subdivide shall make written application to the District. Such application shall contain streets dedicated and accepted by the County and/or all utility extensions to service the project or subdivision.
- B. **Contents.** The application shall state the number of the tract, the name of the subdivision, and its location. It shall be accompanied by a copy of the final map, and of the plans, profiles and specifications for the street work therein.
- C. **Investigation.** Upon receiving the application, the District Engineer shall make an investigation and survey of the proposed subdivision and shall report his findings to the Board, including a recommendation as to the facilities required and the estimated cost of the proposed water system therefore.



from the date of such possession or the earliest date of occupancy which can be reasonably established. Where services are not metered, the quantity consumed will be estimated. If proper application for water service is not made upon notification to do so by the District, and if accumulated bills for service are not paid immediately, the service may be discontinued by the District without further notice.

**5.15 Connection to System Required Within 540 Days of Application**

Any application that has been accepted by the District shall be considered vacated if the Applicant fails to commence construction and connection to the District's water system within 540 days of such acceptance. The fees collected for such application shall be returned to the Applicant, upon written request, and a new application and payment of fees will be required before service will be provided. Connection fees shall be charged at the rate in effect on the day of application for a Building Permit from Washoe County. Connection(s) not made within 540 days will be subject to the current rates in effect at the time of connection. Previously paid connection fees shall be credited to the new connection fee rate. Payment of connection fees constitutes acceptance of a new service connection application by the District. No fees will be refunded after connection.

**5.16 Changes in Use or Uses of Served Property**

Any changes in the use or uses of properties served by regular water service which may affect the service classification under which it is served or the number of fixture units served must have the prior approval of the District. Examples of such changes would be adding plumbing fixtures not previously approved in applying for service; modifying a residence to accommodate more single family units than were approved, changes to irrigation systems, or such other changes that would similarly change the character of the building and/or grounds. Such changes in use shall be subject to the Connection Charge as contained in Article 5 of this ordinance and payment of such charges shall be made upon application for such change. If such change is made without application, it shall be considered to have been made in conflict with Article 9.09 and subject to the same corrective measures.

Effective on May 1, 2017, all parcels proceeding through a building permit that changes the square footage or the mix of commercial and residential use on the premise will be evaluated as either commercial or domestic service and billed connection fees and water and sewer rates accordingly. Premises that have both residential and commercial use shall be billed as a commercial service if the total square footage of the occupied building space is greater than 50% commercial. Premises that have both residential and commercial use shall be billed as a residential service if the total square footage of the occupied building space is greater than 50% residential. Garages, sheds, and other auxiliary spaces are not used for this calculation.

**5.17 General**

All costs and expenses incident to the installation and connection of any water service or other work for which a permit has been issued shall be borne by the Applicant, and shall be in addition to all fees, service and connection charges provided for in the District Water Ordinance. The Owner shall indemnify District for any loss or damage that may directly or indirectly be occasioned by the work. All work shall be made by or be authorized by the District. Any new construction, addition, remodel, or demolition requiring the issuance of a Washoe County Building permit shall require written approval and final acceptance by a District Inspector.

**5.18 Connection Charge**

The following charges are hereby established and shall be collected at the time of issuing the permit for a water connection. Connection fees shall be charged at the rate in effect on the day of application for a building permit from Washoe County. Connections not made within 540 days will be subject to the current rates in effect at the time of connection. Previously paid connection fees shall be credited



**WRITTEN STATEMENT TO BE INCLUDED IN THE WRITTEN MINUTES OF THIS JUNE 8, 2022 REGULAR IVGID BOARD MEETING – AGENDA ITEM C – PUBLIC COMMENTS – THE DISTRICT’S FINANCE DIRECTOR IS THE SAME LIAR ALL PRIOR FINANCE DIRECTORS HAVE BEEN**

**Introduction:** At the Board’s May 26, 2022 Board meeting I gave public comment alleging that since the District’s Central Services Cost transfers are primarily funded by the District’s Recreation (“RFF”) and Beach (“BFF”) Facility Fees, the costs they subsidize are likewise primarily paid for by the RFF/BFF. And since those costs have nothing to do with the just or reasonable costs the District incurs to make the District’s recreation and beach facilities merely available to be accessed and used by those parcels/dwelling units which are assessed, the RFF/BFF are based upon a bunch of lies! And in response, the District’s Finance Director, Paul Navazio, in essence accused me of lying.

After the Board meeting, on May 28, 2022, I sent the Board an e-mail backing up my accusations with fact calling Mr. Navazio and his GM mentor, Indra Winquest the real liars they both are. I challenged the Board to do something about it and if they didn’t, I stated I would share the truth with the public. And since the Board did nothing, I now submit this written statement.

**My E-Mail of May 28, 2022:** is attached as Exhibit “A” to this written statement. The reader can read it for him/herself to learn of the facts I have relied upon to conclude as I have.

**Staff’s Summary of 2022-23 Budgeted Revenues and Expenses to the General Fund:** is attached as Exhibit “B” to this written statement<sup>1</sup>. There the reader can see in black and white where I got the figures I did.

**Staff’s Central Services Cost Allocation Plan For 2022-23:** is attached as Exhibit “C” to this written statement<sup>2</sup>. There the reader can see in black and white where I got the figures I did.

**This Staff Propaganda Consists of the Same Lies Predecessor Staff Have Advanced For Decades:** Ever since my wife and I moved to Incline Village, the staff narrative has been the same. And it has been a lie.

**Which Means it is Imbedded Into IVGID’s “Culture:”**

**Why Does Staff Continue to Lie to the Public Insofar as the Staff’s Reporting of the District’s Finances Are Concerned?** Because if you the local parcel owner knew the truth, you’d never put up with it! And here’s the truth.

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<sup>1</sup> This summary appears at page 114 of the materials prepared by staff in anticipation of the Board’s May 26, 2022 meeting [“the 5/26/2022 Board packet” ([https://www.yourtahoeplace.com/uploads/pdf-ivgid/05-26\\_-\\_Rev\\_1-1.pdf](https://www.yourtahoeplace.com/uploads/pdf-ivgid/05-26_-_Rev_1-1.pdf))].

<sup>2</sup> See page 045 to the 5/26/2022 Board packet.



1. Insofar as staff are concerned, the purpose of IVGID is to provide over paying jobs and excessive benefits (including recreation) for themselves, their public employee colleagues, and their family/household members. Because according to them, they are the District's most important asset.

2. To justify the number of over paying jobs, rather than just administering the District's recreation venues for the benefit of local parcel owners, those venues are marketed to the world's tourists.

3. And because they're marketed to the world's tourists, their capacity must be far larger than that necessary for local parcel owners. Which includes ever expanding recreation venues. Which in turn requires more and more staff.

4. Meanwhile, our staff lack qualification and are incapable of operating these venues at a break even or on a positive cash flow basis. And rather than operating more efficiently or reducing expenses, staff mandate financial subsidies from local parcel owners. And those subsidies are mis-labeled thus hiding the real reasons for subsidization.

5. Understandably, local parcel owners want to see the financial performance of each of the District's recreation venues. They demand transparency and accountability.

6. But it's in staff's interest to downplay the extent of losses at these venues by calling them what they're not. And assigning them to more publicly palatable explanations (like capital infrastructure). In other words, a lack of transparency and deceit.

7. Which is what we have today.

**How Many Thousands of Public Dollars Have Already Been Spent on This Boondoggle That the Board Has Never Approved?** Every time our engineering staff do ANYTHING on matters like this, their time gets billed back to IVGID Departments benefiting from the matter. And the cost is outrageous. \$160/hour for Mr. Underwood's time, and \$130/hour for Ms. Nelson's. Given all the time and effort Mr. Underwood admits have been spent on this matter, the cost to the public has already been thousands of dollars. Plus there will be thousands of dollars in TRPA application and Washoe County fees. And for what? So the public can give up fee title to public lands and trade it for a lesser estate which won't allow the public to access and use this parcel? I have asked Indra for the costs but he has ignored my request. We all know why!

**My E-Mail of May 21, 2022:** On May 21, 2022 I sent an e-mail to Board members asking they remove this matter from the agenda, and that they vote NO! A copy of that e-mail is attached as Exhibit "A" to this written statement. For the reasons stated in the attached e-mail, I hereby reiterate these requests.

**Since Now We Have Evidence That Mr. Buchholz Has Two Homes on a Single Parcel Yet He is Only Paying One Rec/Beach Fee, the Time Has Come to Increase His Assessment Retroactive to 2009 When His Second Home Was Built:** Staff admit on page 365 of the 5/26/2022 Board packet that there

are two homes on a single parcel. Why then isn't this property being assessed multiple dwelling units? Board members. DO YOUR JOB as our fiduciaries!

**Conclusion:** One of the problems this District has is it believes it exists to parse out benefits to select special interests at the expense of the rest of us. And it's not fair. And Mr. Buchholz knows this. He built an ADU and as a condition, he agreed his parcel could never be subdivided. Now he attempts to accomplish through the back door what he can't through the front. Too bad! He knew this 13 years ago. So why does he suggest some foul now? And why is this the public's problem and not his? Why do public funds and time have to be expended on an issue which has nothing to do with the public? Furthermore, if our staff didn't waste their time on extraneous matters such as these, maybe they'd have time to attend to their legitimate jobs? Please summarily deny this application.

And to those asking why their Recreation ("RFF")/Beach ("BFF") Facility Fees are as high as they are, now you have another example.

Respectfully, Aaron Katz (Your Community Watchdog), Because Only Now Are Others Beginning to Watch!

**EXHIBIT "A"**

## Wake Up and Smell the Coffee Mrs. Bueller. Navazio is the Same Liar Gerry Eick Was!

---

**From:** <s4s@ix.netcom.com>  
**To:** "Callicrate, Tim" <tim\_callicrate2@ivgid.org>  
**Cc:** "Dent, Matthew" <dent\_trustee@ivgid.org>, "Wong, Kendra Trustee" <wong\_trustee@ivgid.org>, "Schmitz, Sara" <schmitz\_trustee@ivgid.org>, "Tonking, Michaela" <tonking\_trustee@ivgid.org>, "Schmitz, Sara" <schmitz\_trustee@ivgid.org>  
**Subject:** Wake Up and Smell the Coffee Mrs. Bueller. Navazio is the Same Liar Gerry Eick Was!  
**Date:** May 28, 2022 2:27 PM

---

Chairperson Callicrate and Other Honorable Members of the IVGID Board -

No one likes to call his/her President a crook! But if the facts fit the narrative, that's what you do. And here the facts fit the narrative. Except it's IVGID's Finance Director.

Do you recall that Thursday night I represented that the District's central services cost transfers pay for the difference between revenues and ALL expenses assigned to the General Fund but for personnel and capital? And that if those expenses include attorney's fees or auditor fees or Dr. Bill feel good fees or Tri-Strategies lobbyist fees or League of Cities fees or fancy HR software fees, they're paid by central services cost transfers. And since central services cost transfers are funded by the RFF, BFF and the utility rates District water and sewer customers pay, these are really the income sources that pay for the attorney's fees or auditor fees or Dr. Bill feel good fees or Tri-Strategies lobbyist fees or League of Cities fees or HR software fees whose payments are assigned to the General Fund. In other words, insofar as the General Fund is concerned, central services cost transfers are the very same financial subsidy that the RFF is to the community services fund, and the BFF is to the beach fund.

And our Mr. Navazio stated I was wrong. Instead he repeated the same propoganda our staff always spew: that "eighty percent (80%) of...eligible costs of the Accounting budget is allocated based on budgeted non-personnel costs exclusive of capital and debt transfers," and "one-hundred percent (100%) of (the) costs of the Human Resources budget plus twenty percent (20%) of the eligible costs of the Accounting budget are allocated based on...full-time equivalent (FTE) positions" (see page 043 of last night's Board packet).

So here are the facts which I believe prove I was and am right.

Page 114 of Thursday night's Board packet depicts a statement of estimated 2022-23 sources and uses budgeted to the District's General Fund. That is \$4,117,002 of revenue, and \$6,773,405 of expenses. Yes I know the statement evidences only \$4,885,816 of expenses. But this number is deceitful and our Mr. Navazio knows this so well because \$1,887,589 of central services cost revenue is depicted as a negative expense. When this negative is reversed and removed from the equation, we're left with voila...\$6,773,405 of expenses just as I have represented!

Given budgeted personnel costs total \$4,279,462, and budgeted capital improvement costs total \$633,000, all remaining expenses assigned to the District's General Fund total \$1,860,943. And given there are \$1,887,589 of budgeted central services cost transfers, it's clear that this subsidy pays for all remaining operational expenses assigned to the General Fund and not just those assigned to Accounting and Human Resources functions as Mr. Navazio disingenuously represents.

So do those expenses include the District's auditing costs? And the legal fees the District incurs with Josh Nelson's firm

to attend Board meetings? And the legal fees the District incurs to defend litigation such as citizen Mark Smith's public records concealment lawsuit? And Dr. Bill trustee therapy sessions intended to get all of our trustees to work together? And expensive accounting and HR software? And the cost of their annual licensing? And Government Finance Officers Association ("GFOA") membership and conference attendance costs? And the funds necessary to replace the ad valorem tax revenue lost by Washoe County's offset to pay for court ordered tax refunds due to the county's improper assessment methods? And the fuels management/defensible space services which benefit the entire Incline Village/Crystal Bay community, rather than just those who end up funding central services cost?. And on-and-on? You betchem!

So whatever the expense other than personnel and capital, if it is assigned to the General Fund, it is paid from central services cost transfers. And since the majority of those transfers are funded by the RFF/BFF, that's what our RFF/BFF pay for. Got it? Which means each of you lied to the public when you told us these fees pay for the costs the District incurs to merely make recreational and beach facilities available to be accessed and used by those parcels/dwelling units which are assessed. Congratulations!

So how dare you Indra and Mr. Navazio accuse me of being the liar when as you can see it is you.

Now that you know the truth Board members, how about doing something about it? Or should I just put this e-mail in the next Board packet for all to see?

Respectfully, Aaron Katz

**EXHIBIT "B"**

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
GENERAL FUND**

**Prior Fiscal Year - Current Fiscal Year - Proposed**

For fiscal year 2023, 07/01/2022 - 06/30/2023

|  | Actuals<br>FY2019-20 | Actuals<br>FY2020-21 | Current<br>Budget<br>FY2021-22 | Baseline<br>Budget<br>FY2022-23 | Tentative<br>FY2022-23 | Final<br>FY2022-23 |
|--|----------------------|----------------------|--------------------------------|---------------------------------|------------------------|--------------------|
| <b>SOURCES</b>                           |                      |                      |                                |                                 |                        |                    |
| Ad Valorem Property Tax                  | 1,706,172            | 1,760,049            | 1,948,610                      | 2,026,555                       | 2,008,289              | 2,008,289          |
| Consolidated Taxes                       | 1,736,657            | 1,941,358            | 1,901,530                      | 1,977,595                       | 2,092,885              | 2,092,885          |
| Charges for Services                     | 952                  | 162                  | 2,400                          | 2,520                           | 2,520                  | 2,520              |
| Intergovernmental - Operating Grants     | -                    | 1,440                | -                              | -                               | -                      | -                  |
| Central Services Revenue                 | 1,367,400            | -                    | -                              | -                               | -                      | -                  |
| Non Operating Income/Leases              | -                    | 251,712              | -                              | -                               | -                      | -                  |
| Investment Earnings                      | 432,643              | 68,488               | 65,700                         | 13,308                          | 13,308                 | 13,308             |
| Proceeds from Capital Asset Dispositions | (10,079)             | -                    | -                              | -                               | -                      | -                  |
| <b>TOTAL SOURCES</b>                     | <b>5,233,745</b>     | <b>4,023,209</b>     | <b>3,918,240</b>               | <b>4,019,978</b>                | <b>4,117,002</b>       | <b>4,117,002</b>   |
| <b>USES</b>                              |                      |                      |                                |                                 |                        |                    |
| Salaries and Wages                       | 1,976,630            | 2,047,726            | 2,327,299                      | 2,600,512                       | 2,831,440              | 2,842,293          |
| Employee Fringe                          | 903,646              | 957,723              | 1,154,282                      | 1,246,483                       | 1,419,834              | 1,437,169          |
| <b>Total Personnel Cost</b>              | <b>2,880,277</b>     | <b>3,005,449</b>     | <b>3,481,581</b>               | <b>3,846,995</b>                | <b>4,251,274</b>       | <b>4,279,462</b>   |
| Professional Services                    | 294,601              | 285,670              | 472,799                        | 472,799                         | 441,475                | 461,475            |
| Services and Supplies                    | 472,959              | 440,793              | 1,331,733                      | 1,216,609                       | 1,124,677              | 1,124,356          |
| Insurance                                | 48,241               | 51,394               | 55,000                         | 57,900                          | 57,900                 | 57,900             |
| Utilities                                | 103,758              | 109,363              | 108,000                        | 116,055                         | 117,212                | 117,212            |
| Central Services Cost                    | -                    | (1,335,748)          | (1,546,624)                    | (1,748,196)                     | (1,859,661)            | (1,887,589)        |
| Capital Improvements                     | 279,424              | 365,878              | 329,085                        | 454,000                         | 418,000                | 633,000            |
| Extraordinary                            | 1,359,736            | -                    | 53,000                         | 100,000                         | 100,000                | 100,000            |
| Transfers Out                            | 300,000              | -                    | -                              | -                               | 100,000                | -                  |
| <b>TOTAL USES</b>                        | <b>5,738,995</b>     | <b>2,922,799</b>     | <b>4,284,574</b>               | <b>4,516,162</b>                | <b>4,750,877</b>       | <b>4,885,816</b>   |
| <b>SOURCES(USES)</b>                     | <b>(505,250)</b>     | <b>1,100,409</b>     | <b>(366,334)</b>               | <b>(496,184)</b>                | <b>(633,875)</b>       | <b>(768,814)</b>   |

**EXHIBIT "C"**



**Incline Village General Improvement District  
Central Services Cost Allocation Plan  
For the Fiscal Year Ending June 30, 2023**

|   | General                | Utility                | Championship Golf      | Mountain Golf       | Facilities            | Ski                    | Recreation Center     | Parks               | Tennis              | Comm. Services Admin | Beach                 | Internal Services     | Total District        |
|---|------------------------|------------------------|------------------------|---------------------|-----------------------|------------------------|-----------------------|---------------------|---------------------|----------------------|-----------------------|-----------------------|-----------------------|
| <b>Base Cost</b>                                |                        |                        |                        |                     |                       |                        |                       |                     |                     |                      |                       |                       |                       |
| Budgeted FTE by Fund Allocation                 | 26.9<br>9.88%          | 40.2<br>14.77%         | 31.1<br>11.41%         | 11.6<br>4.26%       | 9.2<br>3.37%          | 76.9<br>28.25%         | 22.7<br>8.34%         | 8.4<br>3.07%        | 2.2<br>0.81%        | 3.8<br>1.39%         | 24.0<br>8.80%         | 15.4<br>5.65%         | 272.4<br>100%         |
| Budgeted Wages by Fund Allocation               | \$ 2,834,422<br>15.93% | \$ 3,762,672<br>21.15% | \$ 1,517,656<br>8.53%  | \$ 499,315<br>2.81% | \$ 513,736<br>2.89%   | \$ 3,903,992<br>21.94% | \$ 1,298,284<br>7.30% | \$ 416,383<br>2.34% | \$ 131,667<br>0.74% | \$ 207,744<br>1.17%  | \$ 1,086,308<br>6.11% | \$ 1,620,492<br>9.11% | \$ 17,792,671<br>100% |
| Budgeted Benefits by Fund Allocation            | \$ 1,433,729<br>19.84% | \$ 1,891,017<br>26.17% | \$ 447,749<br>6.20%    | \$ 162,201<br>2.24% | \$ 241,571<br>3.34%   | \$ 1,331,762<br>18.43% | \$ 391,562<br>5.42%   | \$ 115,788<br>1.60% | \$ 31,804<br>0.44%  | \$ 80,217<br>1.11%   | \$ 279,551<br>3.87%   | \$ 819,935<br>11.35%  | \$ 7,226,886<br>100%  |
| Budgeted Services & Supplies by Fund Allocation | \$ 1,741,643<br>9.83%  | \$ 4,982,010<br>28.11% | \$ 1,967,473<br>11.10% | \$ 614,972<br>3.47% | \$ 1,084,774<br>6.12% | \$ 3,783,438<br>21.35% | \$ 845,287<br>4.77%   | \$ 506,553<br>2.86% | \$ 114,803<br>0.65% | \$ 79,986<br>0.45%   | \$ 998,451<br>5.63%   | \$ 1,001,422<br>5.65% | \$ 17,720,812<br>100% |
| Budgeted Accounting - Invest. Int.              | \$ 1,335,992           |                        |                        |                     |                       |                        |                       |                     |                     |                      |                       |                       |                       |
| Percentage of Costs Allocated                   | 80%                    |                        |                        |                     |                       |                        |                       |                     |                     |                      |                       |                       |                       |
| Allocation based on Services & Supplies         | 105,044                | 300,479                | 118,664                | 37,091              | 65,426                | 228,190                | 50,982                | 30,552              | 6,924               | 4,824                | 60,219                | 60,399                | \$ 1,068,794          |
| Blended Allocation                              | 15%                    | 21%                    | 9%                     | 3%                  | 3%                    | 23%                    | 7%                    | 2%                  | 1%                  | 1%                   | 6%                    | 9%                    | 100%                  |
| Budgeted Human Resources                        | \$ 1,026,449           |                        |                        |                     |                       |                        |                       |                     |                     |                      |                       |                       |                       |
| HR + 20% Accounting                             | \$ 1,293,647           |                        |                        |                     |                       |                        |                       |                     |                     |                      |                       |                       |                       |
| Based on Wages, Benefits & FTE                  | 196,831                | 267,709                | 112,684                | 40,145              | 41,381                | 295,883                | 90,806                | 30,258              | 8,572               | 15,825               | 80,975                | 112,579               | \$ 1,293,647          |
| <b>Central Services Cost Allocation</b>         | <b>\$ 474,852</b>      | <b>\$ 568,189</b>      | <b>\$ 231,348</b>      | <b>\$ 77,236</b>    | <b>\$ 106,807</b>     | <b>\$ 524,073</b>      | <b>\$ 141,787</b>     | <b>\$ 60,810</b>    | <b>\$ 15,496</b>    | <b>\$ 20,649</b>     | <b>\$ 141,194</b>     |                       | <b>\$ 2,362,441</b>   |
| <b>Annual Billing for Adopted Budget</b>        |                        | <b>\$ 568,189</b>      | <b>\$ 231,348</b>      | <b>\$ 77,236</b>    | <b>\$ 106,807</b>     | <b>\$ 524,073</b>      | <b>\$ 141,787</b>     | <b>\$ 60,810</b>    | <b>\$ 15,496</b>    | <b>\$ 20,649</b>     | <b>\$ 141,194</b>     |                       | <b>\$ 1,887,589</b>   |
| Baseline budget                                 |                        |                        |                        |                     |                       |                        |                       |                     |                     |                      |                       |                       | \$ 42,740,369         |
| <b>Overhead Rate for Charging vs Actuals</b>    |                        | 5.3%                   | 5.9%                   | 6.1%                | 5.8%                  | 5.8%                   | 5.6%                  | 5.9%                | 5.6%                | 5.6%                 | 6.0%                  |                       | 6.0%                  |

Prepared and calculated in accordance with NRS 354.613 Subsection 1c and IVGID Board Policy 18.1.0

By: Paul Navazio, Director of Finance

## Susan A. Herron

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**From:** Frank Wright <alpinesportss@gmail.com>  
**Sent:** Thursday, June 9, 2022 10:30 AM  
**To:** Indra Winquest; Sara Schmitz; Matthew Dent; Michaela Tonking; Susan A. Herron; Tim Callicrate  
**Subject:** public comments?

Please add this to the next board packet:

Members of the Board:

After watching the board meeting last night it is quite apparent that Peter Morris was recruited to attend the board meeting with the sole purpose of tearing into Trustee Sara Schmitz.

Not that I am opposed to calling out a board member when they have done something really stupid like Mr. Morris constantly did during his tenure as a board member. What I am opposed to is someone actually recruiting Mr. Morris to be the mouthpiece for stupidity. Then feeding him the substance of his pathetic public comments. My guess is Kendra Wong, Tim Callicrate or Indra Winquest. It is imperative to find out what Mr. Morris received as payment to show up and spout his mindless rhetoric, were public funds or public property used? If so, that would be a criminal act by a public official. It would be the misappropriation of public funds.

Similar to Mr. Callicrate committing felony perjury by signing an affidavit attesting to his ability to seek a fourth term. I think Mr. Abel was completely accurate calling Mr. Callicrate an unindicted felon.

Peter Morris was without a doubt the most challenged board member to ever get elected to the Board, followed closely by Kendra Wong and Tim Callicrate (In no particular order). Those responsible for getting Morris to speak should be censured and removed from the board or their employment. I would suggest this board open an investigation into who recruited Mr. Morris, and find out who brought this lunatic out into a public forum to bash the only fully engaged board member currently serving on the board. The culture of this community is to marginalize those who ask for ethical behavior and condemn those board members who try to do what is best for the community. Mr. Morris has brought this malfunctioning government to an all time low, supported by some of the most incompetent people on earth.

Frank Wright  
Crystal Bay