



NOTICE OF REGULAR MEETING
TUESDAY, December 2, 2025 5:00 PM.
BOARD ROOM, MGSD TREATMENT PLANT,
1790 HWY. 395, MINDEN, NV 89423

Wastewater Treatment for a Healthy Community and Environment

“Caring for the public health and safety by reliably collecting, treating, and disposing of sewage and wastewater through efficient, cost-effective, and eco-friendly means.”

~ MGSD

AGENDA

1. CALL TO ORDER

2. Public Comment -- Discussion Only, Not For Possible Action

- Public Comment is limited to three minutes per speaker unless the Board Chairman allows additional time.
- Per NRS 241.020, no action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken.

3. District Manager’s Report – For Possible Action

- Discussion includes monthly report of activities, personnel matters, and progress of various projects.
- Action Items may include matters needing immediate attention or resolution related to plant repairs, sewer line repairs, and any other matter of impact to public health and safety.

4. Chairman’s Comment – Discussion Only, Not For Possible Action

- Discussion may include comments and/or status of projects not covered under an agenda item.
(No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an action item)

5. Claims Review and Approval – For Possible Action

- Review and Approval of Bills Paid and Claims Received for October 2025.

6. Minutes Approval – For Possible Action

- Approval of Minutes from the November 4, 2025 Regular Board Meeting.

7. Dorian Faught Annexation – For Possible Action

- Acceptance of the application for annexation of 5.26 total acres located on Highway 395 (APN 1320-32-101-002 AND 1320-32-101-010) and to set a date for the public hearing of annexation.

8. Casey Neilon Audit – For Possible Action

- Approval of the audit for Fiscal Year ending June 30, 2025.

9. Digester #1 Cleaning – For Possible Action

- Discussion and possible action regarding a quote from *Senesac, Inc.* to clean Digester #1.

10. Attorney-Client Conference – For Possible Action

- Status Report of Ongoing Matters and Requests from MGSD Staff and Board of Trustees

Note: The Board of Trustees reserves the right to interrupt the open meeting during this time and adjourn to a closed session for the purpose of having an attorney-client discussion regarding potential or existing litigation, pursuant to NRS 241.015(3)(b)(2). No action will be taken on an item discussed during a closed session.

11. Engineer's Report – For Possible Action

- Action Items may include matters needing immediate attention or resolution related to line rehabilitation, line cleaning, and progress of various projects.

12. Administrative Report by Staff – For Possible Action

- Action Items may include correspondence requiring immediate action or response by the Board.

13. Board Comment – Discussion Only, Not For Possible Action

- Discussion may include comments and/or status of projects not covered under an agenda item.

(No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an action item)

14. Public Comment -- Discussion Only, Not For Possible Action

Public Comment is limited to three minutes per speaker unless the Board Chairman allows additional time.

Per NRS 241.020, no action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken.

15. ADJOURNMENT

The MGSD Board reserves the right to hear any agenda item out of order, to combine two or more agenda items for consideration, and remove an item from the agenda or delay a discussion relating to any item on the agenda.

Copies of supporting material are available online at www.mgsdistrict.org or can be requested from the Minden-Gardnerville Sanitation District Office located at 1790 Hwy. 395, Minden, NV 89423, by calling Haley Freeman or Jessica Kneefel at (775) 782-3546, or by email at Staff@mgsdistrict.org or at haley@mgsdistrict.org or at jessica@mgsdistrict.org.

Any agenda item represented by an attorney must give written notice to the Minden-Gardnerville Sanitation District at least fifteen days prior to the meeting.

All persons attending the meeting are required to sign the guest register. All meetings are recorded pursuant to NRS 241.035.

NOTICE TO PERSONS WITH DISABILITIES: Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call the MGSD office at (775) 782-3546 in advance of the meeting, so that arrangements may be conveniently made.

This meeting notice is posted at the following locations: the Minden-Gardnerville Sanitation District; Douglas County Historic Courthouse Building; Gardnerville Post Office; Minden Post Office; and at <https://notice.nv.gov>

PLEASE DO NOT REMOVE UNTIL: 12/03/2025

CHECK REGISTER - GENERAL

10/1/25 - 10/31/25

Line #	Payment Date	Vendor Check Name	ACH/Check #	Invoice Number	GL Account Number	GL Account Name	Transaction Description	Check Amount
1	10/2/2025	BENTLY RANCH	6061	213553	50800-010	Sludge Removal	Biosolids	\$ 308.56
2	10/2/2025	BENTLY RANCH	6061	213580	50800-010	Sludge Removal	Biosolids	\$ 470.82
3	10/2/2025	Codale Electric Supply	6062	S009398599	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 103.36
4	10/2/2025	HDR, INC.	6063	1200758220	16800-070	Rehab Concrete in Primary Clarifier 1 & 2	Concrete Rehab	\$ 14,200.00
5	10/2/2025	Misco Water	6064	54634B40739	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 1,665.40
6	10/2/2025	Monsen Engineering	6060	M-ORD041155	15400-010	Collection Equipment	GIS Equipment Purchase	\$ 19,938.66
7	10/2/2025	NEVADA NEWS GROUP	6065	54293	64600-010	Advertising & Publication	Belly Acres Annexation	\$ 908.64
8	10/2/2025	COGEN SERVICE	6066	6825	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 2,500.00
9	10/2/2025	Sierra-Berkshire Associates, Inc.	6067	20250902	71300-010	Accounting & Audit	OPEB Actuarial Valuation	\$ 6,400.00
10	10/2/2025	WESTERN NEVADA SUPPLY	6068	11929662	50600-010	Repairs & Maintenance	Digester Check Valve	\$ 1,532.85
11	10/8/2025	BENTLY RANCH	6070	213588	50800-010	Sludge Removal	Biosolids	\$ 329.42
12	10/8/2025	BENTLY RANCH	6070	213350	50800-010	Sludge Removal	Biosolids	\$ 397.32
13	10/8/2025	Charter Communications	6071	218924901100125	64400-010	Telephone	Fiber COAX Line	\$ 699.00
14	10/8/2025	DTS	6072	16872	71500-010	IT/Tech Professional Services	IT Services	\$ 952.00
15	10/8/2025	JOANA PEREZ	6073	957025	64330-010	Cleaning & Kitchen Supplies	Cleaning Services	\$ 490.00
16	10/8/2025	TOWN OF MINDEN	6074	100125	50500-010	Utilities	Water and Trash	\$ 1,057.05
17	10/15/2025	Chevron and Texaco Business Card Services	EFT-10/15/25-01	107442515	51500-010	Truck & Auto Expense	Fuels	\$ 43.46
18	10/15/2025	Flyers Energy, LLC	EFT-10/15/25-02	CFS-4388967	51500-010	Truck & Auto Expense	Fuels	\$ 308.46
19	10/15/2025	Flyers Energy, LLC	EFT-10/15/25-02	CFS-4376642	51500-010	Truck & Auto Expense	Fuels	\$ 389.25
20	10/15/2025	Frontier	EFT-10/15/25-03	251001	64400-010	Telephone	CoGen Monitoring Line	\$ 108.82
21	10/15/2025	Gardnerville Water Company	EFT-10/15/25-04	4197	51400-010	Collection System - Cleaning/TV/Repair	Construction Water	\$ 17.75
22	10/15/2025	Hajoca Corporation	EFT-10/15/25-05	S014676911.001	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 22.50
23	10/15/2025	HOME DEPOT CREDIT SERVICES	EFT-10/15/25-06	2014282	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 167.89
24	10/15/2025	HOME DEPOT CREDIT SERVICES	EFT-10/15/25-06	3010697	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 108.61
25	10/15/2025	HOME DEPOT CREDIT SERVICES	EFT-10/15/25-06	9011278	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 29.97
26	10/15/2025	POWER & CONTROL SOLUTIONS, INC.	EFT-10/15/25-07	1646	50600-020	R&M Main Breaker Failure Repair Costs	Breaker Repairs & Maint	\$ 6,300.00
27	10/15/2025	POWER & CONTROL SOLUTIONS, INC.	EFT-10/15/25-07	1647	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 1,680.00
28	10/15/2025	POWER & CONTROL SOLUTIONS, INC.	EFT-10/15/25-07	1644	50600-020	R&M Main Breaker Failure Repair Costs	Breaker Repairs & Maint	\$ 1,600.00
29	10/15/2025	Ring Central Inc	EFT-10/15/25-08	CD_001223619	64400-010	Telephone	August-September VOIP	\$ 327.43
30	10/15/2025	SILVER STATE ANALYTICAL LABS, INC.	EFT-10/15/25-09	RN334633	52400-010	Lab Testing	Lab Analysis	\$ 72.00
31	10/15/2025	SILVER STATE ANALYTICAL LABS, INC.	EFT-10/15/25-09	RN334634	52400-010	Lab Testing	Lab Analysis	\$ 72.00

CHECK REGISTER - GENERAL

10/1/25 - 10/31/25

32	10/15/2025	SILVER STATE ANALYTICAL LABS, INC.	EFT-10/15/25-09	RN334650	52400-010	Lab Testing	Lab Analysis	\$ 43.00
33	10/15/2025	SILVER STATE ANALYTICAL LABS, INC.	EFT-10/15/25-09	RN334542	52400-010	Lab Testing	Lab Analysis	\$ 100.00
34	10/15/2025	SILVER STATE ANALYTICAL LABS, INC.	EFT-10/15/25-09	RN334528	52400-010	Lab Testing	Lab Analysis	\$ 66.00
35	10/15/2025	SILVER STATE ANALYTICAL LABS, INC.	EFT-10/15/25-09	RN334399	52400-010	Lab Testing	Lab Analysis	\$ 72.00
36	10/15/2025	SILVER STATE ANALYTICAL LABS, INC.	EFT-10/15/25-09	RN334400	52400-010	Lab Testing	Lab Analysis	\$ 72.00
37	10/15/2025	SILVER STATE ANALYTICAL LABS, INC.	EFT-10/15/25-09	RN334402	52400-010	Lab Testing	Lab Analysis	\$ 43.00
38	10/15/2025	SILVER STATE ANALYTICAL LABS, INC.	EFT-10/15/25-09	RN334444	52400-010	Lab Testing	Lab Analysis	\$ 43.00
39	10/15/2025	SILVER STATE ANALYTICAL LABS, INC.	EFT-10/15/25-09	RN333898	52400-010	Lab Testing	Lab Analysis	\$ 72.00
40	10/15/2025	SILVER STATE ANALYTICAL LABS, INC.	EFT-10/15/25-09	RN333899	52400-010	Lab Testing	Lab Analysis	\$ 72.00
41	10/15/2025	SILVER STATE ANALYTICAL LABS, INC.	EFT-10/15/25-09	RN334160	52400-010	Lab Testing	Lab Analysis	\$ 72.00
42	10/15/2025	SILVER STATE ANALYTICAL LABS, INC.	EFT-10/15/25-09	RN334159	52400-010	Lab Testing	Lab Analysis	\$ 72.00
43	10/15/2025	SILVER STATE ANALYTICAL LABS, INC.	EFT-10/15/25-09	RN334156	52400-010	Lab Testing	Lab Analysis	\$ 43.00
44	10/15/2025	SILVER STATE ANALYTICAL LABS, INC.	EFT-10/15/25-09	RN334111	52400-010	Lab Testing	Lab Analysis	\$ 902.00
45	10/15/2025	Spectrum Business	EFT-10/15/25-10	0157628092725	64400-010	Telephone	Internet	\$ 194.99
46	10/15/2025	TESCO CONTROLS, INC.	EFT-10/15/25-11	0086565-IN	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 450.00
47	10/15/2025	Thatcher Company of Nevada, Inc.	EFT-10/15/25-12	2025400104956	50400-010	Processing Chemicals	Chemicals	\$ 7,210.38
48	10/15/2025	United Rentals	EFT-10/15/25-13	252890771	50600-010	Repairs & Maintenance	Equipment Rental - Clarifier	\$ 998.37
49	10/15/2025	Warren Averett Technology Group, LLC	EFT-10/15/25-14	81986	65310-010	Software Services	Office 365	\$ 757.92
50	10/15/2025	Warren Averett Technology Group, LLC	EFT-10/15/25-14	81833	65310-010	Software Services	Azure Usage	\$ 1,543.55
51	10/22/2025	BENTLY RANCH	6076	213657	50800-010	Sludge Removal	Biosolids	\$ 486.92
52	10/22/2025	BENTLY RANCH	6076	213628	50800-010	Sludge Removal	Biosolids	\$ 410.34
53	10/22/2025	Cinderlite Trucking Inc.	6077	475568	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 2,130.00
54	10/22/2025	DXP Enterprises	6078	55418240	50600-010	Repairs & Maintenance	Seepex Shaft	\$ 1,098.30
55	10/22/2025	DOUGLAS COUNTY VEHICLE MAINT	6079	101725	50600-010	Repairs & Maintenance	Safety Lights for New Truck	\$ 3,159.75
56	10/22/2025	THE PARTS HOUSE	6080	215905	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 33.98
57	10/22/2025	R F MACDONALD CO.	6081	379362	50600-010	Repairs & Maintenance	EMP Semi Annual Service	\$ 3,920.00
58	10/22/2025	COGEN SERVICE	6082	6828	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 2,500.00
59	10/22/2025	Sunbelt Rentals	6083	174826457	50600-010	Repairs & Maintenance	Excavator Rental	\$ 6,951.66
60	10/22/2025	Vega Asphalt Paving	6084	9672	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 3,200.00
61	10/22/2025	WESTERN NEVADA SUPPLY	6085	11962814	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 546.03
62	10/22/2025	WESTERN NEVADA SUPPLY	6085	11977973	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 293.76
63	10/23/2025	Nevada State Bank	ACH-10/23/25-1	AM091025	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 53.53

CHECK REGISTER - GENERAL

10/1/25 - 10/31/25

64	10/23/2025	Nevada State Bank	ACH-10/23/25-1	AM091125	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 156.27
65	10/23/2025	Nevada State Bank	ACH-10/23/25-1	AM091225	50700-010	Other Plant Expense	iPhone Storage	\$ 2.99
66	10/23/2025	Nevada State Bank	ACH-10/23/25-1	PB091225	64330-010	Cleaning & Kitchen Supplies	Kitchen Supplies	\$ 125.85
67	10/23/2025	Nevada State Bank	ACH-10/23/25-1	CS090925	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 32.97
68	10/23/2025	Nevada State Bank	ACH-10/23/25-1	CS091225	64330-010	Cleaning & Kitchen Supplies	Water Cooler	\$ 1,274.49
69	10/23/2025	Nevada State Bank	ACH-10/23/25-1	CS092425	65200-010	Filing Fees & Permits	Douglas County Building Permit	\$ 575.51
70	10/23/2025	Nevada State Bank	ACH-10/23/25-1	JW090925	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 725.90
71	10/23/2025	Nevada State Bank	ACH-10/23/25-1	JW092625	64330-010	Cleaning & Kitchen Supplies	Cleaning Supplies	\$ 189.59
72	10/23/2025	Nevada State Bank	ACH-10/23/25-1	EB091325	52300-010	Lab Supplies	Lab Supplies	\$ 21.23
73	10/23/2025	Nevada State Bank	ACH-10/23/25-1	EB092425	52600-010	Lab Repairs & Maintenance	Lab Laptop	\$ 649.99
74	10/23/2025	Nevada State Bank	ACH-10/23/25-1	LG090225	64500-010	Postage	Postage	\$ 50.00
75	10/23/2025	Nevada State Bank	ACH-10/23/25-1	LG090325	64500-010	Postage	Postage	\$ 35.95
76	10/23/2025	Nevada State Bank	ACH-10/23/25-1	LG092625	64300-010	Office Supplies & Expense	Office Supplies	\$ 177.99
77	10/23/2025	Nevada State Bank	ACH-10/23/25-1	LG092725	64700-010	Travel & Per Diem	Travel & Per Diem	\$ 538.36
78	10/23/2025	Nevada State Bank	ACH-10/23/25-1	LG092825	65300-010	Office Equipment/Hardware	Office Equipment	\$ 168.07
79	10/23/2025	Nevada State Bank	ACH-10/23/25-1	LG092825-2	64500-010	Postage	Postage	\$ 20.99
80	10/23/2025	Nevada State Bank	ACH-10/23/25-1	NQ091225	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 528.24
81	10/23/2025	Nevada State Bank	ACH-10/23/25-1	NQ091625	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 25.68
82	10/23/2025	Nevada State Bank	ACH-10/23/25-1	NQ091725	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 216.40
83	10/23/2025	Nevada State Bank	ACH-10/23/25-1	HM092225	64300-010	Office Supplies & Expense	Kitchen Supplies	\$ 231.49
84	10/23/2025	Nevada State Bank	ACH-10/23/25-1	HM092425	65310-010	Software Services	Adobe	\$ 34.99
85	10/23/2025	Nevada State Bank	ACH-10/23/25-1	HM092825	64300-010	Office Supplies & Expense	Office Supplies	\$ 51.86
86	10/23/2025	Nevada State Bank	ACH-10/23/25-1	DK090325	52300-010	Lab Supplies	Lab Supplies	\$ 162.96
87	10/23/2025	Nevada State Bank	ACH-10/23/25-1	DK091625	50900-010	Operators Education/Training	Operator Education	\$ 191.00
88	10/23/2025	Nevada State Bank	ACH-10/23/25-1	DK092325	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 28.99
89	10/23/2025	Nevada State Bank	ACH-10/23/25-1	DK092425	50900-010	Operators Education/Training	Operator Education	\$ 65.00
90	10/23/2025	Nevada State Bank	ACH-10/23/25-1	CC090825	64300-010	Office Supplies & Expense	Office Supplies	\$ 10.91
91	10/23/2025	Nevada State Bank	ACH-10/23/25-1	JK090425	65200-010	Filing Fees & Permits	Lien Filing	\$ 410.00
92	10/26/2025	SILVER STATE ANALYTICAL LABS, INC.	EFT-10/26/25-01	RN335105	52400-010	Lab Testing	Lab Analysis	\$ 43.00
93	10/26/2025	SILVER STATE ANALYTICAL LABS, INC.	EFT-10/26/25-01	RN335027	52400-010	Lab Testing	Lab Analysis	\$ 72.00
94	10/26/2025	SILVER STATE ANALYTICAL LABS, INC.	EFT-10/26/25-01	RN335025	52400-010	Lab Testing	Lab Analysis	\$ 72.00
95	10/27/2025	Carson Valley Medical Center	EFT-10/27/25-13	102925	50700-010	Other Plant Expense	Commercial DOT Exam	\$ 100.00

CHECK REGISTER - GENERAL

10/1/25 - 10/31/25

96	10/27/2025	Chevron and Texaco Business Card Services	EFT-10/27/25-01	108076018	51500-010	Truck & Auto Expense	Fuels	\$ 36.71
97	10/27/2025	AT&T MOBILITY	EFT-10/27/25-02	X10192025	64400-010	Telephone	Cell Phones	\$ 2,689.15
98	10/27/2025	Flyers Energy, LLC	EFT-10/27/25-03	CFS-4406211	51500-010	Truck & Auto Expense	Fuels	\$ 476.01
99	10/27/2025	GRAINGER	EFT-10/27/25-4	9681634938	50600-010	Repairs & Maintenance	Plant Supplies	\$ 171.95
100	10/27/2025	Hajoca Corporation	EFT-10/27/25-04	5014691654.001	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 13.71
101	10/27/2025	HOMETOWN HEALTH	EFT-10/27/25-01	77101-054	80900-010	Retiree Health Insurance Premiums	Sep 2025 Health Insurance	\$ 1,414.84
102	10/27/2025	HOMETOWN HEALTH	EFT-10/27/25-01	77101-054	50200-020	Medical Benefits	Sep 2025 Health Insurance	\$ 19,206.54
103	10/27/2025	LEAF	EFT-10/27/25-05	19126745	65300-010	Office Equipment/Hardware	Copier Lease	\$ 416.98
104	10/27/2025	NV Energy	EFT-10/27/25-1	1790251011	50500-010	Utilities	Plant Energy	\$ 13,729.75
105	10/27/2025	NV Energy	EFT-10/27/25-2	800251011	55300-010	Reservoir & Pump Utilities	Pump Station Energy	\$ 84.93
106	10/27/2025	POWER & CONTROL SOLUTIONS, INC.	EFT-10/27/25-06	1645	50600-020	R&M Main Breaker Failure Repair Costs	Breaker Failure Repairs & Main	\$ 4,727.00
107	10/27/2025	RED WING BUSINESS ADVANTAGE ACCT	EFT-10/27/25-07	20251010036260	50300-010	Safety Equipment & Supplies	Safety Boots	\$ 224.99
108	10/27/2025	RESOURCE CONCEPTS, INC.	EFT-10/27/25-08	25-1260	71200-010	Engineering	District Business	\$ 1,066.25
109	10/27/2025	RESOURCE CONCEPTS, INC.	EFT-10/27/25-08	25-1261	55100-010	Reservoir Repairs & Maintenance	Effluent	\$ 1,050.00
110	10/27/2025	RESOURCE CONCEPTS, INC.	EFT-10/27/25-08	25-1262	71200-010	Engineering	CMAR Contract	\$ 631.25
111	10/27/2025	RESOURCE CONCEPTS, INC.	EFT-10/27/25-08	25-1263	71200-010	Engineering	Plan Review Justice Center	\$ 1,933.75
112	10/27/2025	RESOURCE CONCEPTS, INC.	EFT-10/27/25-08	25-1264	71200-010	Engineering	Plan Review Minden Boat & RV	\$ 1,082.50
113	10/27/2025	RESOURCE CONCEPTS, INC.	EFT-10/27/25-08	25-1265	71200-010	Engineering	Plan Review Martin Creek	\$ 2,353.75
114	10/27/2025	RESOURCE CONCEPTS, INC.	EFT-10/27/25-08	25-1266	71200-010	Engineering	Belly Acres Annexation	\$ 367.50
115	10/27/2025	Ring Central Inc	EFT-10/27/25-09	CD_001250513	64400-010	Telephone	September-October VOIP	\$ 328.11
116	10/27/2025	SNELL & WILMER, LLP	EFT-10/27/25-10	3018660	71100-010	Legal	Legal Services	\$ 1,190.00
117	10/27/2025	SOUTHWEST GAS CORP	EFT-10/27/25-3	251022	50500-010	Utilities	Natural Gas	\$ 348.46
118	10/27/2025	Thatcher Company of Nevada, Inc.	EFT-10/27/25-11	2025400105323	50400-010	Processing Chemicals	Chemicals	\$ 6,050.28
119	10/27/2025	Ubeo Business Services	EFT-10/27/25-12	5054664	64500-010	Postage	Billing Mail Supplies	\$ 1,611.40
120	10/27/2025	Ubeo Business Services	EFT-10/27/25-12	5054664	64310-010	Statement Billing Supplies	Billing Mail Supplies	\$ 1,026.18
121	10/29/2025	BENTLY RANCH	6086	213673	50800-010	Sludge Removal	Biosolids	\$ 280.14
122	10/29/2025	THE PARTS HOUSE	6087	217282	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 43.16
123	10/29/2025	R F MACDONALD CO.	6088	379814	50600-010	Repairs & Maintenance	Boiler Repairs and Maintenance	\$ 840.68
124	10/29/2025	WESTERN NEVADA SUPPLY	6089	11962815	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 79.74
Total Amount of Checks (62 Checks/EFT)								\$ 171,279.08

Legend:

Capital
Breaker Failure



MINDEN-GARDNERVILLE SANITATION DISTRICT
Expenses versus Annual Budget
 For the Four Months Ending Friday, October 31, 2025

	YTD Actual Fiscal 2026	Budget 2026	Remianing Budget \$ Variance	Budget Spent % Fiscal 2026	Remaining Budget % Fiscal 2026
CAPITAL EXPENSES					
Collection System Rehab	\$35,164.50	\$2,500,000.00	\$2,464,835.50	1.41%	98.59%
Two New Work Trucks	\$117,728.81	\$120,000.00	\$2,271.19	98.11%	1.89%
Rehab Concrete in Primary Clarifier	\$19,209.00	\$1,700,000.00	\$1,680,791.00	1.13%	98.87%
Plant PLC & Infrastucture Replacement	\$0.00	\$300,000.00	\$300,000.00	0.00%	100.00%
Office Addition Design	\$0.00	\$100,000.00	\$100,000.00	0.00%	100.00%
New ERP Software SAAS/Implementation	\$0.00	\$225,000.00	\$225,000.00	0.00%	100.00%
Breaker Emergency Repair Reclass 25/26 FY	\$35,259.00		(\$35,259.00)	0.00%	0.00%
ARRA Reimbursement	\$38,583.32	\$77,167.00	\$38,583.68	50.00%	50.00%
TOTAL	\$245,944.63	\$5,022,167.00	\$4,776,222.37	4.90%	95.10%



MINDEN-GARDNERVILLE SANITATION DISTRICT
 Expenses versus Annual Budget
 For the Four Months Ending Friday, October 31, 2025

	YTD Actual Fiscal 2026	Budget 2026	Remianing Budget \$ Variance	Budget Spent % Fiscal 2026	Remaining Budget % Fiscal 2026
1 PAYROLL					
2 Salaries	\$466,078.42	\$1,392,502.00	\$926,423.58	33.47%	66.53%
3 Payroll Taxes & Employee Benefits	\$286,305.16	\$951,598.00	\$665,292.84	30.09%	69.91%
4 TOTAL PAYROLL	\$752,383.58	\$2,344,100.00	\$1,591,716.42	32.10%	67.90%



MINDEN-GARDNERVILLE SANITATION DISTRICT
Expenses versus Annual Budget
 For the Four Months Ending Friday, October 31, 2025

	YTD Actual <u>Fiscal 2026</u>	Budget <u>2026</u>	Remianing Budget \$ <u>Variance</u>	Budget Spent % <u>Fiscal 2026</u>	Remaining Budget % <u>Fiscal 2026</u>
5 OPERATIONAL EXPENSES					
6 PLANT EXPENSES					
7 Safety	\$2,491.65	\$16,500.00	\$14,008.35	15.10%	84.90%
8 Plant Supplies (Processing Chemicals)	\$43,601.17	\$162,750.00	\$119,148.83	26.79%	73.21%
9 Utilities	\$49,525.21	\$195,750.00	\$146,224.79	25.30%	74.70%
10 Repairs & Maintenance	\$134,672.24	\$300,000.00	\$165,327.76	44.89%	55.11%
11 Mosquito Abatement		\$5,000.00	\$5,000.00	0.00%	100.00%
12 Other Plant Expense	\$3,417.83	\$6,500.00	\$3,082.17	52.58%	47.42%
13 Sludge Removal	\$5,626.40	\$18,000.00	\$12,373.60	31.26%	68.74%
14 Education	\$306.00	\$15,000.00	\$14,694.00	2.04%	97.96%
15 TOTAL O & P EXPENSES	\$239,640.50	\$719,500.00	\$479,859.50	33.31%	66.69%



MINDEN-GARDNERVILLE SANITATION DISTRICT
 Expenses versus Annual Budget
 For the Four Months Ending Friday, October 31, 2025

	YTD Actual Fiscal 2026	Budget 2026	Remianing Budget \$ Variance	Budget Spent % Fiscal 2026	Remaining Budget % Fiscal 2026
16 COLLECTION EXPENSES					
17 Collection System - Supplies	\$213.34	\$8,000.00	\$7,786.66	2.67%	97.33%
18 Collection System - Cleaning/ TV / Repair & Maintenance	\$2,232.52	\$10,000.00	\$7,767.48	22.33%	77.67%
19 Truck & Auto Expense (Fuels)	\$4,381.10	\$15,000.00	\$10,618.90	29.21%	70.79%
20 Other Collection System Expense	\$1,675.67	\$2,000.00	\$324.33	83.78%	16.22%
21 TOTAL COLLECTION EXPENSES	\$8,502.63	\$35,000.00	\$26,497.37	24.29%	75.71%



MINDEN-GARDNERVILLE SANITATION DISTRICT
 Expenses versus Annual Budget
 For the Four Months Ending Friday, October 31, 2025

	YTD Actual Fiscal 2026	Budget 2026	Remianing Budget \$ Variance	Budget Spent % Fiscal 2026	Remaining Budget % Fiscal 2026
22 LAB EXPENSES					
23 Lab Supplies	\$4,255.77	\$9,000.00	\$4,744.23	47.29%	52.71%
24 Lab Testing	\$4,598.00	\$22,000.00	\$17,402.00	20.90%	79.10%
25 Lab Permitting		\$3,000.00	\$3,000.00	0.00%	100.00%
26 Lab Repairs & Maintenance	\$649.99	\$13,500.00	\$12,850.01	4.81%	95.19%
27 Other Lab Expenses		\$1,500.00	\$1,500.00	0.00%	100.00%
28 Pretreatment Testing		\$8,000.00	\$8,000.00	0.00%	100.00%
29 TOTAL LAB EXPENSES	\$9,503.76	\$57,000.00	\$47,496.24	16.67%	83.33%



MINDEN-GARDNERVILLE SANITATION DISTRICT
 Expenses versus Annual Budget
 For the Four Months Ending Friday, October 31, 2025

	YTD Actual Fiscal 2026	Budget 2026	Remianing Budget \$ Variance	Budget Spent % Fiscal 2026	Remaining Budget % Fiscal 2026
30 RESERVOIR/EFFLUENT EXPENSES					
31 Effluent Management - Repairs & Maintenance	\$3,171.00	\$18,000.00	\$14,829.00	17.62%	82.38%
32 Effluent Management - Utilities	\$329.99	\$50,000.00	\$49,670.01	0.66%	99.34%
33 TOTAL RERVOIR/EFFLUENT EXPENSES	\$3,500.99	\$68,000.00	\$64,499.01	5.15%	94.85%



MINDEN-GARDNERVILLE SANITATION DISTRICT
Expenses versus Annual Budget
 For the Four Months Ending Friday, October 31, 2025

YTD Actual Fiscal 2026	Budget 2026	Remianing Budget \$ Variance	Budget Spent % Fiscal 2026	Remaining Budget % Fiscal 2026
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34 GENERAL & ADMINISTRATIVE EXPENSES

35 Office Supplies & Expense	\$633.34	\$9,000.00	\$8,366.66	7.04%	92.96%
36 Training/Education Expense		\$6,000.00	\$6,000.00	0.00%	100.00%
37 Cleaning & Kitchen Supplies	\$4,070.03	\$11,000.00	\$6,929.97	37.00%	63.00%
38 Statement Billing Supplies	\$3,810.87	\$8,000.00	\$4,189.13	47.64%	52.36%
39 Bank Charges	\$14,293.17	\$25,000.00	\$10,706.83	57.17%	42.83%
40 Telephone & Internet	\$9,295.82	\$25,000.00	\$15,704.18	37.18%	62.82%
41 Postage	\$5,337.06	\$6,000.00	\$662.94	88.95%	11.05%
42 Advertising & Publication	\$3,240.47	\$4,000.00	\$759.53	81.01%	18.99%
43 Software Services	\$23,221.86	\$80,000.00	\$56,778.14	29.03%	70.97%
44 Travel & Per Diem	\$1,806.66	\$10,000.00	\$8,193.34	18.07%	81.93%



MINDEN-GARDNERVILLE SANITATION DISTRICT
 Expenses versus Annual Budget
 For the Four Months Ending Friday, October 31, 2025

	YTD Actual Fiscal 2026	Budget 2026	Remianing Budget \$ Variance	Budget Spent % Fiscal 2026	Remaining Budget % Fiscal 2026
45 Bad Debts		\$1,000.00	\$1,000.00	0.00%	100.00%
46 A/R Collection Expense	(\$625.50)	\$2,000.00	\$2,625.50	(31.28%)	131.28%
47 Insurance & Bonding	\$43,944.96	\$154,318.00	\$110,373.04	28.48%	71.52%
48 Other Administration Expense	\$398.08	\$4,000.00	\$3,601.92	9.95%	90.05%
49 Filing Fees & Permits	\$4,564.46	\$12,000.00	\$7,435.54	38.04%	61.96%
50 Office Equipment (Hardware)	\$1,368.81	\$11,000.00	\$9,631.19	12.44%	87.56%
51 TOTAL G&A	\$115,360.09	\$368,318.00	\$252,957.91	31.32%	68.68%



MINDEN-GARDNERVILLE SANITATION DISTRICT
 Expenses versus Annual Budget
 For the Four Months Ending Friday, October 31, 2025

	YTD Actual Fiscal 2026	Budget 2026	Remianing Budget \$ Variance	Budget Spent % Fiscal 2026	Remaining Budget % Fiscal 2026
52 PROFESSIONAL FEES					
53 Legal	\$4,655.00	\$60,000.00	\$55,345.00	7.76%	92.24%
54 Engineering	\$19,096.25	\$75,000.00	\$55,903.75	25.46%	74.54%
55 IT/Tech Professional Services	\$4,941.05	\$30,000.00	\$25,058.95	16.47%	83.53%
56 Accounting & Audit	\$6,400.00	\$31,500.00	\$25,100.00	20.32%	79.68%
57 TOTAL PROFESSIONAL FEES	\$35,092.30	\$196,500.00	\$161,407.70	17.86%	82.14%
58 TOTAL ALL OPERATIONS EXPENSES	\$411,600.27	\$1,444,318.00	\$1,032,717.73	28.50%	71.50%

CHECK REGISTER - PAYROLL

10/1/25 - 10/31/25

Line #	Payment Date	Vendor Check Name	ACH/Check #	Invoice Number	GL Account Number	GL Account Name	Transaction Description	Check Amount
1	10/10/2025	JD	ACH-10/10/25-01	011525	80900-010	Retiree Health Insurance Premiums	Medicare Reimbursement - JD	\$ 380.89
2	10/10/2025	BF	ACH-10/10/25-02	011525	80900-010	Retiree Health Insurance Premiums	Medicare Reimbursement - BF	\$ 519.43
3	10/10/2025	JH	ACH-10/10/25-03	121624	80900-010	Retiree Health Insurance Premiums	Medicare Reimbursement - JH	\$ 86.16
4	10/10/2025	FJ	ACH-10/10/25-04	081525	80900-010	Retiree Health Insurance Premiums	Medicare Reimbursement - FJ	\$ 386.99
5	10/10/2025	TS	ACH-10/10/25-05	011525	80900-010	Retiree Health Insurance Premiums	Medicare Reimbursement - TS	\$ 364.48
6	10/10/2025	SK	ACH-10/10/25-06	011525	80900-010	Retiree Health Insurance Premiums	Medicare Reimbursement - SK	\$ 58.78
7	10/10/2025	State Coll & Disb Unit - SCADU	ACH-10/10/25-07	36-10102025	20300-010	Accrued Payroll Taxes	Child Support - Bi-Weekly	\$ 163.38
8	10/10/2025	Wells Fargo 941	ACH-101025-941	PIP147	20300-010	Accrued Payroll Taxes	FED 941 10/10/2025 STAFF	\$ 7,139.27
9	10/10/2025	WF Used for Direct Deposit	ACH-101025-DD	PIP144	10000-116	Cash - Payroll Checking - Wells Fargo	DD 10/10/2025 STAFF	\$ 39,509.20
10	10/14/2025	Voya Financial	ACH-10/14/25-01	10102025	20300-010	Accrued Payroll Taxes	457 Mutual Fund	\$ 2,785.00
11	10/21/2025	Public Agency Compensation Trust	ACH-10/21/25-02	102125	50200-010	Payroll Taxes & Employee Benefits	1st Qtr 25-26 FY W/C	\$ 8,462.25
12	10/21/2025	Public Employees Retirement System	ACH-10/21/25-01	P1025	50200-010	Payroll Taxes & Employee Benefits	Monthly NV PERS - Oct-2025	\$ 35,948.00
13	10/24/2025	Wells Fargo 941	ACH-102425-DD	PIP148	20300-010	Accrued Payroll Taxes	FED 941 10/24/2025 STAFF	\$ 6,662.00
14	10/24/2025	Wells Fargo 941	ACH-102425-941	PIP149	20300-010	Accrued Payroll Taxes	FED 941 10/24/2025 STAFF	\$ 255.88
15	10/24/2025	WF Used for Direct Deposit	ACH-102425-DD	PIP145	10000-116	Cash - Payroll Checking - Wells Fargo	DD 10/24/2025 STAFF	\$ 37,567.37
16	10/24/2025	WF Used for Direct Deposit	ACH-102425-941	PIP146	10000-116	Cash - Payroll Checking - Wells Fargo	DD 10/24/2025 STAFF	\$ 2,477.67
17	10/27/2025	VSP VISION CARE, INC (AT)	ACH-10/27/25-01	823647520	80900-010	Retiree Health Insurance Premiums	Vision Insurance - Nov 2025	\$ 91.44
18	10/27/2025	VSP VISION CARE, INC (AT)	ACH-10/27/25-01	823647520	50200-020	Medical Benefits	Vision Insurance - Nov 2025	\$ 146.46
19	10/27/2025	Voya Financial	ACH-10/27/25-02	10242025	20300-010	Accrued Payroll Taxes	457 Mutual Fund	\$ 2,785.00
20	10/28/2025	HealthEquity - ACH	ACH-10/28/25-02	HSA103025	50200-010	Payroll Taxes & Employee Benefits	Oct HSA Contributions	\$ 1,916.64
21	10/28/2025	METLIFE - GROUP BENEFITS	ACH-10/28/25-03	TS05138807 0017	80900-010	Retiree Health Insurance Premiums	Dental & Life Insurance	\$ 385.76
22	10/28/2025	METLIFE - GROUP BENEFITS	ACH-10/28/25-03	TS05138807 0017	50200-020	Medical Benefits	Dental & Life Insurance	\$ 1,326.49
23	10/28/2025	Nevada State Treasurer's Office	ACH-10/28/25-04	36-1025	50200-010	Payroll Taxes & Employee Benefits	CS Handling Fee - Monthly	\$ 4.00
24	10/28/2025	State Coll & Disb Unit - SCADU	ACH-10/28/25-05	36-10242025	20300-010	Accrued Payroll Taxes	Child Support - Bi-Weekly	\$ 163.38
25	10/31/2025	Wells Fargo 941	ACH-103125-941	PIP150	20300-010	Accrued Payroll Taxes	FED 941 10/31/2025 BOARD	\$ 234.50
26	10/31/2025	WF Used for Direct Deposit	ACH-103125-DD	PIP147	10000-116	Cash - Payroll Checking - Wells Fargo	DD 10/31/2025 BOARD	\$ 2,332.75
Total Amount of Checks (24 ACH/EFT)								\$ 152,153.17

MINDEN-GARDNERVILLE
ACCOUNT SUMMARY STATEMENT
For the Four Months Ending Friday, October 31, 2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Line # General Account													
1 Balance 1st day of Month	\$ 34,125.79	\$ (3,624.51)	\$ (15,550.11)	\$ (36,256.54)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2 Cash Receipts													
3 User Fees	\$ 336,951.05	\$ 347,908.86	\$ 32,247.45	\$ 514,074.80									\$ 1,231,182.16
4 Connection Fees													\$ -
5 Capacity Fees	\$ 2,288.00	\$ 29,655.85	\$ 9,451.75	\$ 237,348.75									\$ 278,744.35
6 Permit Fee Income													\$ -
7 Acreage Fees/Annexation Fee													\$ -
8 Consolidated Tax (SCCRT)	\$ 11,221.62	\$ 11,221.62	\$ 11,221.62	\$ 22,443.24									\$ 56,108.10
9 Ad Volorem	\$ 464.52	\$ 29,120.36		\$ 220,066.43									\$ 249,651.31
10 Pass-Through Reimbursement + Pineview	\$ 8,848.75			\$ 702,514.65									\$ 711,363.40
11 GRGID	\$ -	\$ 160,414.97	\$ 117,468.00										\$ 277,882.97
12 Health Ins Reimbursement	\$ 83.47	\$ 83.47	\$ 83.47										\$ 250.41
13 Finance Charge Increase/(Decrease) Accrued													\$ -
14 Wells Fargo Investment Interest	\$ 16,883.84	\$ 17,007.90	\$ 17,671.24	\$ 17,393.65									\$ 68,956.63
15 From Sweep Account			\$ 220,591.08										\$ 220,591.08
16 Total Cash Receipts	\$ 376,741.25	\$ 595,413.03	\$ 408,734.61	\$ 1,713,841.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,094,730.41
17													
18 Cash Paid Out													
19 Capital Expenses	\$ 6,600.00	\$ 4,000.00	\$ 48,796.50	\$ 11,027.00									\$ 70,423.50
20 Plant Expenses	\$ 69,222.32	\$ 56,681.78	\$ 36,226.17	\$ 77,510.23									\$ 239,640.50
21 Collections Expenses	\$ 2,217.88	\$ 3,976.60	\$ 1,263.15	\$ 1,045.00									\$ 8,502.63
22 Lab Expenses	\$ 4,311.08	\$ 1,472.50	\$ 1,972.00	\$ 1,748.18									\$ 9,503.76
23 Reservoir/Effluent Expenses	\$ 86.56	\$ 711.69	\$ 1,567.81	\$ 1,134.93									\$ 3,500.99
24 General & Administrative	\$ 30,267.41	\$ 33,342.81	\$ 23,039.66	\$ 28,823.63									\$ 115,473.51
25 Payroll-Related Expenses				\$ 20,621.38									\$ 20,621.38
26 Professional Fees + Pineview	\$ 1,786.30	\$ 7,153.25	\$ 16,575.75	\$ 708,105.40									\$ 733,620.70
27 Total Expenses	\$ 114,491.55	\$ 107,338.63	\$ 129,441.04	\$ 850,015.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,201,286.97
28													
29 Prepaid Claims Increase/(Decrease)													\$ -
30 Accrued Expenses	\$ -												\$ -
31													
32 Transfer to Other Accounts (Decrease)	\$ (150,000.00)	\$ (250,000.00)	\$ (150,000.00)	\$ (150,000.00)									\$ (700,000.00)
33 Wells Fargo Investment Sweep	\$ 5,016,756.35	\$ 5,239,030.81	\$ 5,186,645.06	\$ 5,876,192.08									
35 Per G/L 10000-111	\$ (3,624.51)	\$ (15,550.11)	\$ (36,256.54)	\$ (10,561.37)									

MINDEN-GARDNERVILLE
ACCOUNT SUMMARY STATEMENT
For the Four Months Ending Friday, October 31, 2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
37 Payroll Account													
38 Balance 1st of Month	\$ 54,990.52	\$ 33,621.07	\$ 55,383.01	\$ 41,797.45		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
39 Transfer from Checking	\$ 150,000.00	\$ 250,000.00	\$ 150,000.00	\$ 150,000.00									\$ 700,000.00
40 Interest	\$ 74.12	\$ 112.15	\$ 64.50	\$ 55.08									\$ 305.85
41	\$ -												\$ -
42 Payroll Expenses	\$ (171,443.57)	\$ (228,350.21)	\$ (163,650.06)	\$ (172,774.55)									\$ (736,218.39)
43 Balance Last day of Month	\$ 33,621.07	\$ 55,383.01	\$ 41,797.45	\$ 19,077.98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
46 LGIP POOL Account													
47 Balance 1st of Month	\$ 1,266,139.62	\$ 1,232,113.01	\$ 1,236,645.39	\$ 1,236,645.39		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
48 Transfer from Checking			Interest Not Available										
49 Interest Earned	\$ 4,556.71	\$ 4,532.38	\$ -	\$ 8,948.75									\$ 18,037.84
50 ARRA Payment	\$ (38,583.32)												\$ (38,583.32)
51 Transfer to Other Accounts													
52 Balance Last day of Month	\$ 1,232,113.01	\$ 1,236,645.39	\$ 1,236,645.39	\$ 1,245,594.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
54 ARRA Bond Restricted													
55 Balance 1st of Month	\$ 94,454.92	\$ 94,795.00	\$ 95,143.85	\$ 95,143.85		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
56 Transfer from Other Accounts			Interest Not Available										\$ -
57 Interest Earned	\$ 340.08	\$ 348.85	\$ -	\$ 688.78									\$ 1,377.71
58 Transfer to Other Accounts													
59 Balance Last day of Month	\$ 94,795.00	\$ 95,143.85	\$ 95,143.85	\$ 95,832.63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
62 MEEDER Investments													
63 Balance 1st of Month	\$ 5,647,337.54	\$ 5,667,661.93	\$ 5,687,969.33	\$ 5,707,894.51		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
64 Earned on Investments	\$ 21,191.98	\$ 21,174.84	\$ 20,792.84	\$ 21,164.53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,324.19
65 Net Realized Gain/Loss													
66 Investment Fund Fees	\$ (867.59)	\$ (867.44)	\$ (867.66)	\$ (833.33)									\$ (3,436.02)
67 Transfer to Other Accounts													
68 Balance Last day of Month	\$ 5,667,661.93	\$ 5,687,969.33	\$ 5,707,894.51	\$ 5,728,225.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
69													
70 Petty Cash													
71 Balance 1st of Month	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
72 Expenses													\$ -
73 Reimbursements													\$ -
74 Balance Last day of Month	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
75													
76 TOTAL CASH ALL ACCOUNTS	\$ 12,041,822.85	\$ 12,299,122.28	\$ 12,232,369.72	\$ 12,954,861.17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	\$ 43,046.73	\$ 43,176.12	\$ 38,528.58	\$ 48,250.79	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173,002.22

Agenda Item 3

District Manager's Report

Items in this Section Include:

- ✓ *December 2025 District Manager's Report*



Minden Gardnerville Sanitation District
District Manager's Report
December 2, 2025

CAPACITY ALLOCATIONS/PURCHASES:

- None

WILL SERVES LETTERS ISSUED:

- 1684 Pinenut Rd

MEETINGS ATTENDED AND SCHEDULED:

- 11/3 Review and discussion on manhole conditions for interceptor rehab with RCI
- 11/5 Meeting with ARC Generators regarding potential service contracts for auxiliary generator and CoGen
- 11/6 Signed the Final Map for Monte Vista Townhomes
- 11/19 Meeting with HDR on Senesac cost proposal for cleaning Digester #1
- 11/19 Field meeting with RCI, Aspen Developers, Pineview Estates for the transmission main
- 11/20 Meeting with Catherine Hansford on research for the renegotiation of the GRGID contract
- 11/20 Pineview project update meeting with USDA, NDEP, RCI & Aspen Developers

VENDORS AND CONTRACTS:

- Reviewing Caterpillar and CoGen Generator Contracts
- Reviewing Boiler Service Contract
- Switched our VOIP phone service from Ring Central to DTS (our current IT contractors)

STAFF/OFFICE ITEMS:

- None

ONGOING PROJECTS IN THE DISTRICT:

- Pineview Estates transmission construction main gravity portion has begun
- Heybourne Meadows has about 10 more houses to build out
- Monte Vista Townhomes is under construction with partial inspection complete
- Vector Drive needs grout on manhole risers
- Minden RV & Boat Storage construction has began
- The Village at Monte Vista has several lots left to build out

LINE REHABILITATION AND PLANT IMPROVEMENT PROJECTS:

- Bar screen spiral washer motor replacement and reload programming
- Grease pump rebuild underway (Seepex)
- Vaughn grease mixing pump and replacement piping parts ordered
- Belt press alignment paddle and assembly ordered and replacement belts have arrived
- The new Peterbilt was delivered

OTHER:

- OSHA safety grates on Scum Pits were installed
- Per OSHA, the eyewash station was abandoned on the Hypo Building and a new one was installed for the Belt Press instead
- Safety lights are almost complete per OSHA
- OSHA violation and fine of \$2,660 for the Scum Pits grate

Respectfully submitted,

Peter V. Baratti, District Manager

Agenda Item 6

November 4th 2025 Regular Meeting Minutes

Items in this Section Include:

- ✓ *November 4th, 2025 Regular Meeting Minutes*



**Board of Trustees
Minutes of Regular Meeting
Tuesday, November 4, 2025**

5:00 P.M. | Board Room
Minden-Gardnerville Sanitation District
1790 Hwy. 395
Minden, Nevada

Board Members Present:

Ted Thran
Sondra Condron
Chris Shorten
Michele Wagner

Board Members Absent:

Daniel Griffith

Staff Members Present:

Peter Baratti
Bill Peterson
Cliff Simpson
LaVonne Ghanavati
Haley Freeman
Jessica Kneefel
Erik Novak
Bruce Scott

Staff Members Absent:

None

Others Present: Greg Reed, Matt Mckinney, Rob Anderson, BLC Builders

1. Meeting called to order at 5:00 p.m. by Ted Thran.

2. Public Comment: There was no public comment.

3. District Manager's Report: Peter reported that the District is in the final stretches of finalizing the new breaker following the explosion in February of 2023. Discussion followed.

4. Chairman's Comment: There was no chairman's comment.

5. Claims Review and Approval: There was no discussion or comments regarding the claims.

Motion: To approve the claims received in September 2025 in the amount of \$120,717.29 and the payroll-related expenses paid during September 2025 in the amount of \$163,650.06

Made by: Chris Shorten

Seconded by: Sondra Condron

Vote: Motion carried.

Ayes: Thran, Condron, Wagner, Shorten

Nays: None

Abstain: None

Absent: Griffith



6. Minutes of October 7th, 2025 Regular Board Meeting: There were no comments or discussion regarding the minutes.

Motion: To approve the minutes of the October 7th, 2025 Regular Board Meeting.

Made by: Michele Wagner

Seconded by: Chris Shorten

Vote: Motion carried.

Ayes: Thran, Condrón, Shorten, Wagner

Nays: None

Abstain: None

Absent: Griffith

7. Minden RV & Boat Storage: There were no comments or discussion regarding the Contract of Service for Minden RV & Boat Storage.

Motion: Motion to approve the contract of service from Minden RV & Boat Storage of 13.81 acres located on Buckeye Road in Minden, APN 1320-27-002-041. All rules, regulations and requirements of MGSD are to be met and all fees paid.

Made by: Sondra Condrón

Seconded by: Michele Wagner

Vote: Motion carried.

Ayes: Thran, Condrón, Wagner, Shorten

Nays: None

Abstain: None

Absent: Griffith

8. Bently Ranch Effluent Use Agreement: Bruce Scott reported that he had a preliminary meeting with Matt Mckinney and Rob Anderson regarding the proposed zone change for a portion of Bently Ranch's property. Bently is seeking to reduce the area to which the District's effluent can be supplied, and Bruce reported that the District has a significant excess of area to which effluent can be supplied even with the modest reduction proposed by Bently Ranch.

Bill Peterson reported the contract began in 2002, and runs for 50 years with two additional 10-year extensions and a right of first refusal from Bently. Regardless, the contract has many protections for the District. He agreed with Bruce on allowing Bently Ranch to remove the proposed area. Bruce explained that Mr. Bently's investment in the reservoir and pipeline is the reason the effluent is not being paid for currently.

Vice Chair Shorten asked if the remaining acreage would be sufficient for the District's future capacity and Bruce said yes. Bruce concluded by stating the area to be removed isn't suitable for effluent application anyway since it is adjacent to existing development.



Motion: Motion to authorize staff to work with Bently Ranch to develop a proposal to bring back to the Board.

Made by: Chris Shorten

Seconded by: Sondra Condrón

Vote: Motion carried.

Ayes: Thran, Condrón, Wagner, Shorten

Nays: None

Abstain: None

Absent: Griffith

9. Attorney-Client Conference: Bill Peterson provided an update on the revision of the multimodal trail easement with Douglas County. Discussion followed.

10. Engineer's Report: Bruce and Erik discussed updates with the Board regarding the lining rehabilitation on Highway 395. Erik reported that Q&D completed the camera work and the manholes will be able to be lined in place without the need for excavation. He reported that the reason the pre-construction budget was doing so well was because the original contract included bypass pumping which they did not have to do.

11. Administrative Report by Staff: Haley reported she will be following up with Casey Neilon regarding the audited financial statements. They are anticipated to be reviewed with the Board at the December meeting.

Jessica provided a table to the Board comparing the cost of sewer connections to MGSD vs. Douglas County for the Douglas County Justice Center.

Peter stated he may need to augment the budget to provide cleaning for Digester #1. He believes completing the cleaning now before the concrete rehab will be more cost effective for the District.

Vice Chair Shorten asked if there will be a Christmas Party this year; staff said they would look into having a lunch.

Chairman Thran thanked the operators for the work they did on the landscaping in the front.

12. Board Comment: There was no Board comment.

13. Public Comment: There was no public comment.

14. Meeting adjourned 6:52 p.m.

Approved by the Board of Trustees as presented on:

_____ By _____
Date Haley Freeman, District Secretary

Agenda Item 7

Dorian Faught Annexation

Items in this Section Include:

- ✓ *Petition for Annexation/Contract of Service from Dorian Faught*



Minden-Gardnerville Sanitation District
1790 Hwy 395 N
Minden NV 89423
Phone: (775) 782-3546
Email: Staff@MGSDistrict.org
Website: www.MGSDistrict.org

Petition for Annexation/Contract of Service

- *Submit this application to request annexation of property located outside of the District's boundary at least 15 days prior to a Regular Board Meeting (first Tuesday of every month).*
- *Complete the application and submit with all required attachments to the District via mail or email.*
- *The information you provide must be complete and accurate. If you have any questions please contact the District.*

1. PROPERTY INFORMATION:

Assessor Parcel No. of Property: 1320-32-101-002 & 1320-32-101-010
Total Acreage to be Annexed/Contracted: 0.16 AC & 5.10 AC, TOTAL 5.26 AC
Address of Property (if known): 0 HWY 395
Property Nearest to: Town of Minden Town of Gardnerville

2. PROPERTY OWNER:

Name(s): DORIAN FAUGHT
Address: P.O. BOX 1499
City: GARDNERVILLE State: NV Zip Code: 89410
Phone: (209)743-7456 Email: dorian@murphyshotel.com

OR:

Owner's Representative:

Name(s): GARY E. THURM, JR., P.E.
Address: 1228 PEP CIRCLE
City: GARDNERVILLE State: NV Zip Code: 89410
Phone: (775) 783-1058 Email: threecastlesengineering@gmail.com



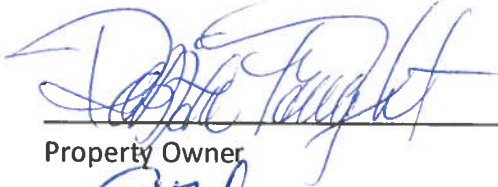
Minden-Gardnerville Sanitation District
1790 Hwy 395 N
Minden NV 89423
Phone: (775) 782-3546
Email: Staff@MGSDistrict.org
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3. ANNEXATION REQUIREMENTS:

- APPLICATION FEE: \$1,316 for annexation of property, to be paid via check to the District at the time this application is submitted.
- PROOF OF OWNERSHIP: A preliminary title report concerning said property issued within the past 60 days **and** a written statement from the owners that there has not been a change since that date.
- LEGAL DESCRIPTION: An accurate legal description of the property stamped and signed by a surveyor or engineer licensed in the State of Nevada. The legal description must also include the acreage of the parcel.
- VICINITY MAP: A vicinity map showing the area to be annexed in relation to existing district boundaries. Assessor's map is acceptable.
- ACKNOWLEDGEMENTS: **Notarized** signatures of the acknowledgements of fees (see page 3).
- OWNER'S REPRESENTATIVE: An Authority to Represent form **must** be signed by the owner(s) if a representative is filing for the Petition of Annexation/Contract of Service (see page 4).
- ACREAGE FEES: After this Petition for Annexation/Contract of Service has been approved by the District Board, the applicant shall pay \$773.00 per acre for the entire area to be annexed.
- CAPACITY FEES: After this Petition for Annexation/Contract of Service has been approved by the District Board, the applicant shall pay the capacity fee of \$5,875.00 per EDU in addition to an account setup fee of \$56 within 9 months of allocation, or upon approval of the final map, whichever occurs first.

I am the owner of the described property and hereby petition the MINDEN-GARDNERVILLE SANITATION DISTRICT for annexation to the District.

I certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and ability.

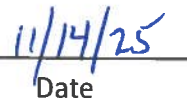


Property Owner


Date



Property Owner's Representative


Date



Minden-Gardnerville Sanitation District
1790 Hwy 395 N
Minden NV 89423
Phone: (775) 782-3546
Email: Staff@MGSDistrict.org
Website: www.MGSDistrict.org

4. ACKNOWLEDGEMENTS:

If it is necessary for the District to obtain professional services, including but not limited to, attorneys; engineers; planners; architects; surveyors or other consultants, and/or to incur costs related to any required notices or recordations, in connection with this Petition for Annexation/Contract of Service, then the Owner/Owner's Representative shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the District.

BY SIGNING BELOW, THE OWNER/OWNER'S REPRESENTATIVE ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPH AND UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. THE OWNER/OWNER'S REPRESENTATIVE AGREE THAT BOTH SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF THE FEES REFERRED TO ABOVE.

	<u>11-14-25</u>
Property Owner	Date
	<u>11/14/25</u>
Property Owner's Representative	Date



Minden-Gardnerville Sanitation District
1790 Hwy 395 N
Minden NV 89423
Phone: (775) 782-3546
Email: Staff@MGSDistrict.org
Website: www.MGSDistrict.org

5. AUTHORITY TO REPRESENT:


AUTHORITY TO REPRESENT

I, Dorian Faught, hereby authorize Gary E. Thurm, Jr., to act as my representative at all Minden-Gardnerville Sanitation District (MGSD) Board Meetings related to the information contained within this Petition for Annexation/Contract of Service. This authorization grants the named representative full power and authority to speak, make decisions, and take any actions on my behalf at such meetings, as if I were personally present. This authorization is strictly limited to the above-named individual and does not extend to any other person.

This authority to represent shall commence upon the date of execution herein and shall continue up to the completion of the Petition for Annexation/Contract of Service unless otherwise revoked by written notice from me.

GARY E. THURM, JR.

REPRESENTATIVE (Print Name)



REPRESENTATIVE (Signature)

STATE OF Nevada)

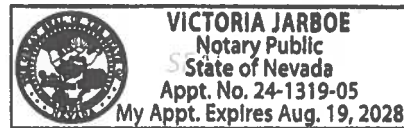
: SS

COUNTY OF Douglas)

On November 14th, 2025, personally appeared before me, a Notary Public, GARY E. THURM JR., who acknowledged that they executed the above instrument.



Notary Public



All of APN 1320-32-101-002
A Portion of Parent Parcel APN 1320-32-501-001

DOUGLAS COUNTY, NV **2025-1025592**
Rec:\$40.00
Total:\$40.00 **10/01/2025 04:47 PM**
THREE CASTLES ENGINEERING Pgs=5

When Recorded Return to:
Dorian Faught, TTEE
The Faught 2009 Revocable Trust
P.O. Box 1499
Gardnerville, NV 89410



SHAWNYNE GARREN, RECORDER E03

Mail Tax Statements To:
Dorian Faught
P.O. Box 1499
Gardnerville, NV 89410

GRANT, BARGAIN AND SALE DEED

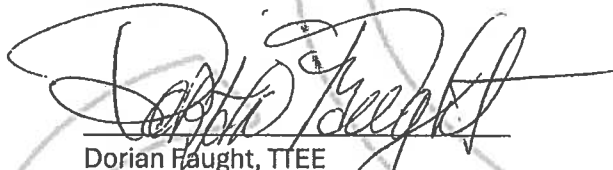
FOR NO CONSIDERATION, to facilitate a boundary line adjustment, DORIAN FAUGHT, TRUSTEE for the FAUGHT 2009 REVOCABLE TRUST does hereby GRANT, BARGAIN, SELL and CONVEY to the FAUGHT 2009 REVOCABLE TRUST, all of that real property situate in Douglas County, State of Nevada, more particularly described on Exhibit "B", attached hereto and incorporated herein by reference,

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular, the real property with appurtenances, unto the said Grantee and to their successors, heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto executed this GRANT, BARGAIN, and SALE DEED, the day and year first below written.

Grantor:
Dorian Faught




Dorian Faught, TTEE
Faught 2009 Revocable Trust

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

On this 11th day of September 2025 personally appeared before me, a Notary Public, Dorian Faught, Trustee for the Faught 2009 Revocable Trust, personally known or proved to me to be the person whose name is subscribed to the attached instrument who acknowledged that he executed the foregoing instrument.

Witness my hand and official seal.



Notary Public



EXHIBIT "B"

PARCEL "B"

(A Portion of Parent Parcel APN 1320-32-501-001

& ALL of APN 1320-32-101-002)

All that real property situate in the County of Douglas, State of Nevada, described as follows;

A parcel of land within the South 1/2 of the South 1/2 of Section 29, and the North 1/2 of the North 1/2 of Section 32, T13N, R20E, M.D.M., Douglas County, Nevada, more particularly described as follows;

COMMENCING at the Southwest corner of property described in Exhibit "A" of Grant, Bargain, Sale Deed, Bently Enterprises, LLC to Dorian Faught trustee of The Dorian Faught 2009 Revocable Trust by Document 2022-985762, recorded in the Office of the County Recorder of Douglas County Nevada June 1, 2022 (and also being the Southwesterly corner of the same land shown on the Record of Survey for Donald E. Bently, recorded as Doc. No. 468302, recorded October 4, 1994),

thence North 30° 39' 22" West a distance of 402.77 feet to the **True Point of Beginning** of this description;

thence North 30° 39' 22" West a distance of 89.76 feet;

thence North 59° 27' 04" East a distance of 47.11 feet;

thence North 26° 10' 05" West a distance of 100.29 feet;

thence South 59° 19' 25" West a distance of 54.84 feet;

thence North 30° 50' 31" West a distance of 149.93 feet;

thence South 59° 24' 12" West a distance of 141.53 feet to a point on the Easterly Right of Way of US 395;

thence, coincident with the Easterly Right of Way, North 30° 35' 48" West a distance of 50.39 feet to a point being the most Southerly property corner as shown on the Reversion to Acreage for the Hellwinkel Family, LLC recorded as Doc. No. 2019-938636 on November 22, 2019;

thence coincident with said Hellwinkel Property the following four(4) courses;

PARCEL "B" (continued)

- 1) North 59° 24' 12" East a distance of 141.39 feet;
- 2) thence along a non-tangent curve to the right having a RADIAL BEARING IN of North 62° 31' 47" East, with a radius of 293.42', an Arc Length of a Central Angle of 33° 36' 11" (Chord Bearing N 10° 40' 07" W & Chord Length 169.63');
- 3) thence North 62° 35' 00" West a distance of 89.02 feet;
- 4) thence North 27° 25' 00" East a distance of 281.00 feet;

thence leaving said Hellwinkel Property, North 52° 18' 30" West a distance of 37.30 feet;

thence along a non-tangent curve to the left, having a RADIAL BEARING IN of North 30°10'29" West with a radius of 613.00', an Arc Length of 295.74' and a Central Angle of 27° 38' 33" (Chord Bearing N 46° 00' 15" E & Chord Length 292.88');

thence leaving the boundary of previously said Deed 2022-985762 along the here created new parcel lines the following nine (9) courses;

- 1) South 55° 20' 19" East a distance of 9.17 feet;
- 2) South 36° 14' 41" East a distance of 81.30 feet;
- 3) South 05° 56' 16" West a distance of 39.40 feet;
- 4) South 24° 03' 51" West a distance of 84.38 feet;
- 5) South 12° 06' 20" West a distance of 216.33 feet;
- 6) South 00° 44' 21" West a distance of 42.64 feet;
- 7) South 36° 18' 32" East a distance of 28.87 feet;
- 8) South 28° 04' 31" East a distance of 482.47 feet;
- 9) South 59° 17' 37" West a distance of 251.56 feet closing upon the **True Point of Beginning** of this Description.

This description having an area of 229,046 square feet, or 5.26 acres, more or less.

Basis of Bearing is Nevada State Plane West Zone (2703 - NAD83/2011) as derived from shots taken with GPS using Virtual Realtime Kinematic(VRS) service provided by Nevada GPS Network (formerly Northern Nevada Cooperative Realtime Network (<http://nevadagps.utah.gov/>)).

PARCEL "B" (continued)

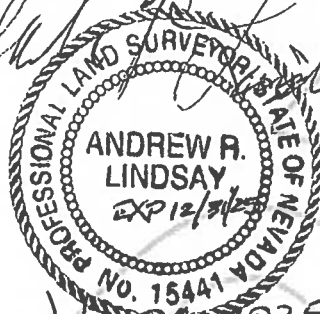
Prepared by:

Andrew Lindsay, NV PLS 15441

Three Castles Engineering,

5215 Mountain Ranch Road

Reno, NV 89511



July 01, 2025

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) All of 1320-32-101-002
 b) Ptn of Parent Parcel 1320-32-501-001
 c) _____
 d) _____

2. Type of Property:
- | | | | |
|-----------------------------|--------------|--|------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg | f) <input checked="" type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| <input type="checkbox"/> | Other | | |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Book # 1025592</u>	

3. Total Value/Sales Price of Property \$ 0
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 0
 Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: A transfer of title recognizing the true status of ownership of the real property; Grantor & Grantee are identical and ownership of the property is not changing. Adjustment of the property boundary line

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Dorian Faught* Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Dorian Faught, TTEE
 Address: P.O. Box 1499
 City: Gardnerville
 State: NV Zip: 89410

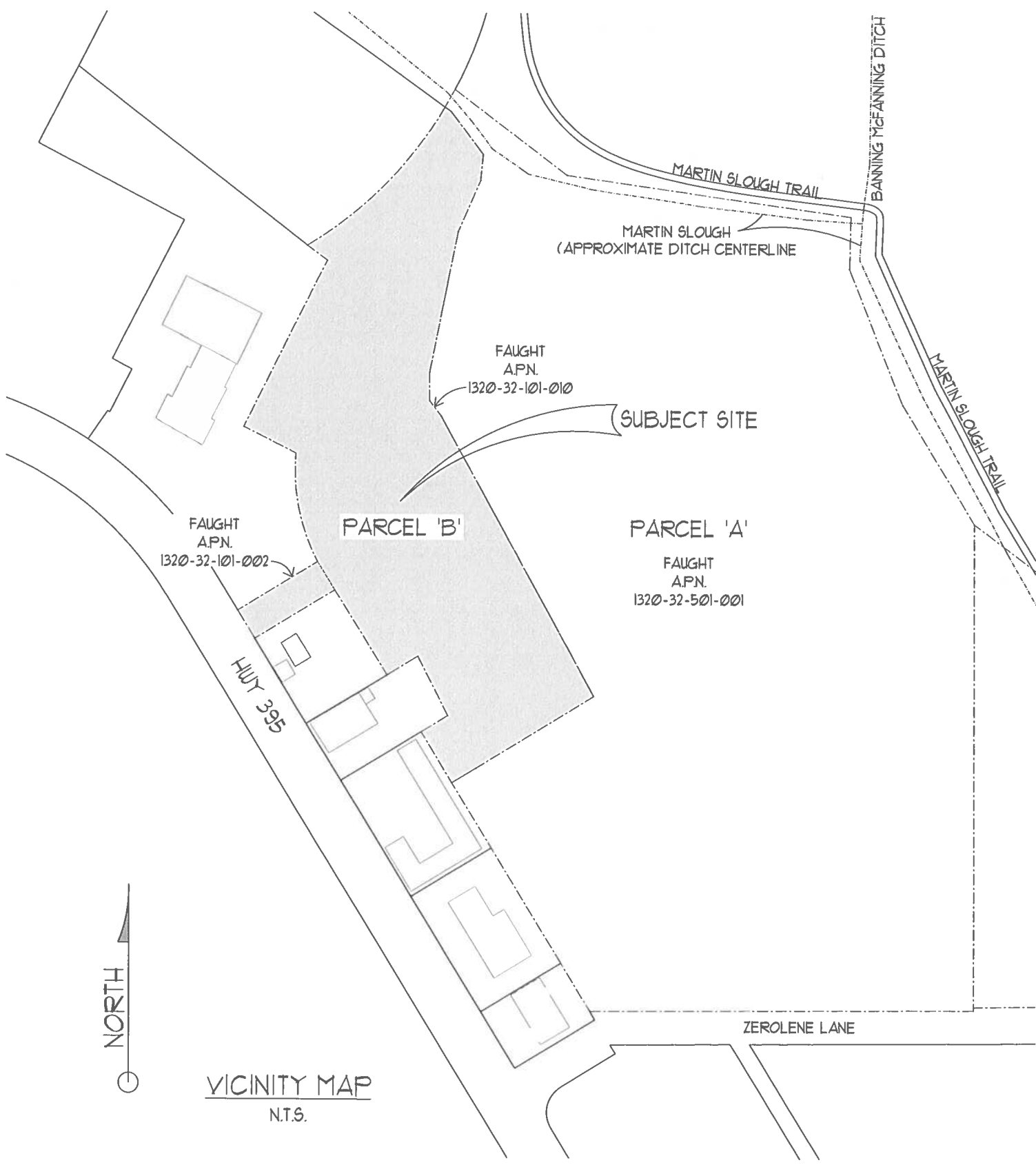
BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Dorian Faught, TTEE
 Address: P.O. Box 1499
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: CARY E. THURM, JR. Escrow #: _____
 Address: 1228 PEP CIRCLE
 City: GARDNERVILLE, NV 89410 State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



MARTIN SLOUGH TRAIL
MARTIN SLOUGH
(APPROXIMATE DITCH CENTERLINE)

BANNING MCFANNING DITCH

MARTIN SLOUGH TRAIL

FAUGHT
APN.
1320-32-101-010

(SUBJECT SITE)

PARCEL 'B'

PARCEL 'A'

FAUGHT
APN.
1320-32-101-002

FAUGHT
APN.
1320-32-501-001

HWY 395

ZEROLENE LANE

NORTH

VICINITY MAP
N.T.S.



PRELIMINARY REPORT

Title Officer: Shon Morton Title No.: 710366

Escrow Officer: Natalie Frey

Escrow No.: 710366

Rate: Standard

Property Address: APN 1320-32-101-010, Minden, NV 89410

Effective Date: November 12, 2025 @ 7:30 AM

The form of policy or policies of title insurance contemplated by this report is:

ALTA Owner's 2021 Policy

ALTA Loan 2021 Policy

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

FEE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Faught 2009 Revocable Trust

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

See Exhibit A attached hereto and made a part hereof.

*In response to the application for a policy of title insurance referenced herein, **Old Republic National Title Insurance Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

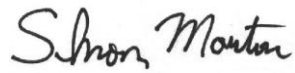
The printed Exceptions and Exclusions form the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

*The policy(s) of title insurance is to be issued hereunder will be policy(s) of **Old Republic National Title Insurance Company**.*

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

A handwritten signature in black ink that reads "Shon Morton". The signature is written in a cursive, flowing style.

Shon Morton
Senior Title Officer

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

A parcel of land within the South 1/2 of the South 1/2 of Section 29, and the North 1/2 of the North 1/2 of Section 32, T13N, R20E, M.D.M., Douglas County, Nevada, more particularly described as follows;

Commencing at the Southwest corner of property described in Exhibit "A" of Grant, Bargain, Sale Deed, Bently Enterprises, LLC to Dorian Faught trustee of The Dorian Faught 2009 Revocable Trust by Document 2022-985762, of Official Records, recorded in the Office of the County Recorder of Douglas County Nevada June 1, 2022 (and also being the Southwesterly corner of the same land shown on the Record of Survey for Donald E. Bently, recorded as Doc. No. 468302, of Official Records, recorded October 4, 1994),

thence North 30° 39' 22" West a distance of 402.77 feet to the True Point of Beginning of this description;

thence North 30° 39' 22" West a distance of 89.76 feet;

thence North 59° 27' 04" East a distance of 47.11 feet;

thence North 26° 10' 05" West a distance of 100.29 feet;

thence South 59° 19' 25" West a distance of 54.84 feet;

thence North 30° 50' 31" West a distance of 149.93 feet;

thence South 59° 24' 12" West a distance of 141.53 feet to a point on the Easterly Right of Way of US 395;

thence, coincident with the Easterly Right of Way, North 30° 35' 48" West a distance of 50.39 feet to a point being the most Southerly property corner as shown on the Reversion to Acreage for the Hellwinkel Family, LLC recorded as Doc. No. 2019-938636, of Official Records on November 22, 2019;

thence coincident with said Hellwinkel Property the following four (4) courses;

- 1) North 59° 24' 12" East a distance of 141.39 feet;
- 2) thence along a non-tangent curve to the right having a Radial Bearing In of North 62° 31' 47" East, with a radius of 293.42', an Arc Length of a Central Angle of 33° 36' 11" (Chord Bearing North 10° 40' 07" West & Chord Length 169.63' feet);
- 3) thence North 62° 35' 00" West a distance of 89.02 feet;
- 4) thence North 27° 25' 00" East a distance of 281.00 feet;

thence leaving said Hellwinkel Property, North 52° 18' 30" West a distance of 37.30 feet;

thence along a non-tangent curve to the left, having a Radial Bearing In of North 30°10'29" West with a radius of 613.00', an Arc Length of 295.74' and a Central Angle of 27° 38' 33" (Chord Bearing North 46° 00' 15" East & Chord Length 292.88' feet);

thence leaving the boundary of previously said Deed 2022-985762, of Official Records, along the here created new parcel lines the following nine (9) courses;

- 1) South 55° 20' 19" East a distance of 9.17 feet;
- 2) South 36° 14' 41" East a distance of 81.30 feet;
- 3) South 05° 56' 16" West a distance of 39.40 feet;
- 4) South 24° 03' 51" West a distance of 84.38 feet;
- 5) South 12° 06' 20" West a distance of 216.33 feet;
- 6) South 00° 44' 21" West a distance of 42.64 feet;
- 7) South 36° 18' 32" East a distance of 28.87 feet;
- 8) South 28° 04' 31" East a distance of 482.47 feet;
- 9) South 59° 17' 37" West a distance of 251.56 feet closing upon the True Point of Beginning of this Description.

APN: 1320-32-101-010

Document No. 1025592 is hereby provided pursuant to NRS 111.312

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. (a) Taxes or assessments that are shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records: (b) proceedings by a public agency that may result in taxes or assessments, or notices or such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, of adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Real estate taxes or special assessments for the year(s): 2025-2026
Pay current the Real Estate Taxes or Special Assessments for the year(s): 2025-2026
Assessor's Parcel No.: 1320-32-101-002
Total: \$733.94
First Installment: \$183.68, due August 18, 2025, PAID
Second Installment: \$183.42, due October 6, 2025, PAID
Third Installment: \$183.42, due January 5, 2026, PAID
Fourth Installment: \$183.42, due March 2, 2026, PAID
7. Real estate taxes or special assessments for the year(s): 2025-2026
Pay current the Real Estate Taxes or Special Assessments for the year(s): 2025-2026
Assessor's Parcel No.: 1320-32-101-010
Total: \$HAVE BEEN PAID IN FULL UNDER APN 1320-32-101-002
8. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 361.260 of Nevada Revised Statutes.
9. Any possible delinquent or outstanding municipal city liens or assessments for contract service provided by the Town of Minden or the County of Douglas to said land by reason of being within the incorporated boundaries of Minden, Nevada, which is subject to its city charter and mandatory rules and regulations.
10. Any unpaid charges due the Douglas County Sewer & Water District.
11. Water rights, claims or title to water, whether or not disclosed by the public records.
12. Liens for delinquent garbage fees, if it is determined that the same has attached to said premises, pursuant to Nevada Revised Statutes Section 444.520.
13. Taxes and assessments levied by the Town of Minden.
14. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose.
15. Rights of way for any existing roads, trails, canals, streams, ditches, drain ditches, pipe, pole or transmission lines traversing said premises.
16. Rights of the public as to any portion of the land lying within the area commonly known as U.S. Highway 395.

17. Subject to any rights/and or provisions of the General Highway Act for improvements, repairs and landscaping to the public highway, located along the edge of the herein described property.
18. Covenants, conditions and agreements as contained in Deed, recorded March 23, 1955, in Book B-1, Page 304, as Document No. 10280, of Official Records.
19. Easements for the purposes shown and rights incidental thereto as delineated or offered for dedication, on Record of Survey for the Verna Janet Doane Revocable Trust, recorded May 18, 1999, as Document No. 468302, of Official Records.
20. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document:

By and Between: Bently Nevada Corporation and Park Cattle Co.
Purpose: Distribution and Dissolution Agreement and incidental matters
Recorded: February 1, 2002
Instrument No. 533883, of Official Records.

Amended Grant of Easement, recorded May 8, 2002, as Document No. 541662, of Official Records.

21. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document:

Granted to: Sierra Pacific Power Company, dba NV Energy
Purpose: Utility Facilities and incidental matters
Recorded: April 8, 2016, as Document No. 879152, of Official Records.
22. Easements for the purposes shown and rights incidental thereto as delineated or offered for dedication, on Reversion to Acreage Map, recorded November 22, 2019, as Document No. 938636, of Official Records.
23. Easements for the purposes shown and rights incidental thereto as delineated or offered for dedication, on Record of Survey Map, for the Faught 2009 Revocable Trust, recorded October 1, 2025, as Document No. 1025593, of Official Records.
24. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact your escrow officer immediately for further review prior to closing.
25. A complete and Executed copy of the Faught 2009 Revocable Trust, and any Supplements and/or Amendments thereto, together with a Statement that the trust has not been revoked or otherwise terminated, be furnished to this company for examination.

This company reserves the right to make additional exceptions and/or requirements upon review of either of the above.

END OF ITEMS

NOTES

NOTE: There is located on said land a Vacant Commercial Lot known as APN 1320-32-101-010

NOTE: The following instrument(s), affecting said property, is (are) the last instrument(s) conveying subject property filed for record within 24 months of the effective date of this report

Grant, Bargain and Sale Deed from Dorian Faught, Trustee for the Faught 2009 Revocable Trust to the Faught 2009 Revocable Trust, recorded October 1, 2025, as Document No. 1025592, of Official Records.

NOTE: Said Property DOES NOT qualify for ALTA Homeowners Policy

ATTACHMENT ONE (continued)

AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (10-17-92) WITH A.L.T.A. ENDORSEMENT-FORM 1 COVERAGE EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or to the extent insurance is

afforded herein as to assessments for street improvements under construction or completed at Date of Policy); or

- (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
 - (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations.This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to

the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

ATTACHMENT ONE
(continued)
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (10-17-92)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy, or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations.
This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters

- (a) created, suffered, assumed, or agreed to by the Insured Claimant;
- (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

**ATTACHMENT ONE
(continued)**

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (10-22-03)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (10-22-03)
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:
 - a. building
 - b. zoning
 - c. Land use
 - d. improvements on Land
 - e. Land division
 - f. environmental protection

This Exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date.
This Exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless:
 - a. notice of exercising the right appears in the Public Records at the Policy Date; or
 - b. the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date – this does not limit the coverage described in Covered Risk 7, 8.d, 22, 23, 24 or 25.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 18.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 14, 15, 16 and 18, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 14	1.00% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 15	1.00% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 16	1.00% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 18	1.00% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

ATTACHMENT ONE
(continued)

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (10/13/01)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvements now or hereafter erected on the Land; (iii) a separation in ownership or a change in the dimensions or areas of the Land or any parcel of which the Land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14, and 16 of this policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14, and 16 of this policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the Public Records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without Knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (this paragraph does limit the coverage provided under Covered Risks 8, 16, 18, 19, 20, 21, 22, 23, 24, 25 and 26); or
 - (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the Land is situated.
5. Invalidity or unenforceability of the lien of the Insured Mortgage, or claim thereof, which arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, except as provided in Covered Risk 27, or any consumer credit protection or truth in lending law.
6. Real property taxes or assessments of any governmental authority which become a lien on the Land subsequent to Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 7, 8(e) and 26.
7. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This exclusion does not limit the coverage provided in Covered Risk 8.
8. Lack of priority of the lien of the Insured Mortgage as to each and every advance made after Date of Policy, and all interest charged thereon, over liens, encumbrances and other matters affecting the title, the existence of which are Known to the Insured at:
 - (a) The time of the advance; or
 - (b) The time a modification is made to the terms of the Insured Mortgage which changes the rate of interest charged, if the rate of interest is greater as a result of the modification than it would have been before the modification. This exclusion does not limit the coverage provided in Covered Risk 8.
9. The failure of the residential structure, or any portion thereof to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at Date of Policy.

PRIVACY POLICY NOTICE

Purpose of Notice:

Old Republic National Title Insurance Company and Signature Title Company LLC respects the privacy of our customers' personal information, so we want you to know the ways in which we may collect and use non-public personal information ("personal information"). Our practices and policies are set out in this notice.

Types of Information We May Collect:

In the course of our business, the types of personal information that we may collect about you include:

Information we receive from you or your authorized representative on applications and forms, and in other communications to us;
Information about your transactions with us, our affiliated companies, or others;
Information from consumer or other reporting agencies.

Use and Disclosure of Information:

We use your information to provide the product or service you or your authorized agent have requested of us.

We may disclose information to our affiliated companies and unrelated companies as necessary to service your transaction, to protect against fraudulent or criminal activities, when required to do so by law, and as otherwise permitted by law.

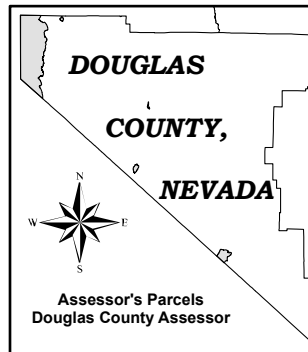
We do not share any personal information we collect from you with unrelated companies for their own use.

Protection of Your Personal Information:

We restrict access to personal information about you to those employees who need to know that information in order to provide products and services to you or for other legitimate business purposes. We maintain physical, electronic and procedural safeguards to protect your personal information from unauthorized access or intrusion.

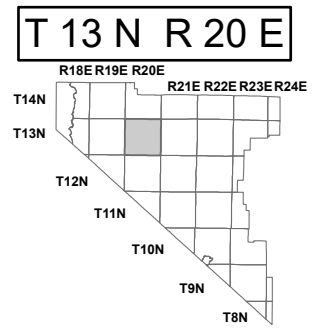
Changes:

This notice may be revised in accordance with applicable privacy laws.



Map Legend

	Parcel Boundary	001	Parcel Number
	Subdivision Boundary	110	Parcel Sub/Seq Number
	Town Boundary	1.0 Ac	Parcel Acreage
	Township/Range/Section	BLK A	Parcel Block Number
	Approximate River Center Line	1	Parcel Lot Number
	Easements - See Recorded Documents	1101	Parcel Address
	Open Space/Conservation Easements		



SEC. 32

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N 1/2 NW 1/4

1	5
2	6
3	7
4	8

1320-32-1

SCALE: 1:200
REV'S'D: 10/23/2025

NOTE: This map is prepared for the use of the Douglas County Assessor, for assessment and illustrative purposes only. It does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



Ptn Adj Pcl 2-B
1320-32-201-007
119.13 Ac

Ptn Adj Pcl 1 & 2
1320-29-402-015
3.51 Ac

For Assessment Purpose Only
Not a Legal Parcel
(A Portion of Parcel B)

Pcl B
010
5.10 Ac +/-

Agenda Item 8

Casey Neilon Audit

Items in this Section Include:

- ✓ *Draft Financial Statements for FY ending June 30, 2025*

Agenda Item 9

Digester #1 Cleaning

Items in this Section Include:

- ✓ *Quote from Senesac, Inc to clean Digester #1*



November 4, 2025

Minden-Gardnerville Sanitation District
Attn: Peter Baratti
1790 US Highway 395 N
Minden, NV 89423

RE: Digester #1 Cleaning Quote

Dear Peter,

We are submitting a quote for the cleaning of digester #1 at your facility. We did not calculate tonnage for this project. We based this quote on a 25 dry ton minimum. If we reach the 25 dry ton point, we will charge a dry ton rate per dry ton removed and dewatered. Our prices are as follows:

Mobilization & Setup Temporary Dewatering Equipment	\$25,000.00
Demobilization	\$19,500.00
Digester Cleaning Cost (Up to 25 Dry Tons)	\$52,125.00
Total Minimum Project Cost (25 Dry Tons)	\$96,625.00
Digester Cleaning Rate per Dry Ton	\$2,325.00
Daily Standby Fee	\$5,500.00

The mobilization covers all costs associated with moving and setting up our temporary mobile dewatering equipment on site.

The dewatering rate covers all necessary labor, chemicals, and equipment needed to dewater one dry ton of sludge. This does not include prevailing wage rates. There is a 25 dry ton minimum for this project. If we reach 25 dry tons, we will charge a dry ton rate per dry ton removed after the minimum is met. If the minimum is not met, we will charge the minimum project cost.

To calculate dry tons, we will either use weight tickets (if loads are weighed) or we will back calculate using the following formula for finding dry tons:

Total Gallons Removed per Day x Average % Feed (what is going into the machine) x 8.34 = Dry Pounds
Dry Pounds/2,000= DRY Tons

While processing sludge, operator collects samples of cake and feed (typically one per hour for each). It is analyzed on site via portable moisture balance scale. A certified laboratory can be used for solids analysis if Customer requests, or samples can be split with Customer's on-site laboratory.



The dewatering rate does not include transportation or disposal of the dewatered cake solids, grit, rags, screenings, etc. removed.

The demobilization covers all costs associated with the breakdown and removal of our equipment off site upon completion of the project.

The daily standby rate will be charged if we are delayed for any reason through no fault of our own and will be charged per eight- hour day.

The following is not covered in this quote and must be provided to us at no additional cost:

1. 480 volts 3 phase 100-amp power service within 50' of setup area.
2. A 1 1/2" 60 psi (minimum) water service within 50' of setup area. Water must be clean, low iron, and low chlorine content. Provide backflow preventer (if needed).
3. A graded level 53' x53' setup area for our dewatering equipment.
4. The ability to work up to 12 hours per day -if needed.
5. Access to bathroom facilities.
6. Forklift for loading/unloading polymer into/out of our dewatering trailer.
7. A crane or boom truck crane (10-15 tons) to place hydraulic pump into tank and move around as needed.
8. Transportation and disposal of all dewatered cake solids, grit, screenings, rags, etc. is not included and to be covered by Customer.

No retainage is to be held for this project.

Terms: Mobilization is due upon arrival at the job site. Invoices will be billed weekly, and payment is due within thirty days from receipt of invoice. If payment is not received within forty-five days, finance charges will be added at the rate of 1%.

If you wish to proceed, please sign this quote and send it back to our office with a PO. Once received, we will put this project on our schedule.

Thank you for the opportunity to quote this project. Please do not hesitate to contact us if you have any questions or concerns regarding this quote.

Sincerely,

Alyssa Senesac
Secretary/Treasurer

Accepted _____ Date _____
PO# _____

Agenda Item 12

Administrative Report

Items in this Section Include:

- ✓ *Administrative Report for December 2025*



**Minden Gardnerville Sanitation District
Administrative Report
December 2, 2025**

STAFF ITEMS:

- Haley and Peter spoke with Catherine Hansford regarding the Interlocal Government Agreement (IGA) between MGSD and GRGID. Catherine expects to have an analysis of the IGA for the Board at the January 6th meeting.

FOR YOUR INFORMATION:

- South Lake Tahoe has appointed Dr. Mohammad Qureshi as the new Director of Public Works

THINGS KEEPING US BUSY RIGHT NOW:

- We are preparing for the new year, catching up on filing and organizing

UPCOMING ITEMS:

- Christmas Luncheon: December 12 @ 12:00pm
- Board Member's *Financial Disclosure Statements* will be due to NV Secretary of State by 1/15 via the Aurora Site
- Election of Board Officers (January 6 Meeting)