



Gardnerville Water Company
Regular Board Meeting Minutes
Tuesday, December 09, 2025 4:00p.m.
Board Room
1579 Virginia Ranch Rd
Gardnerville, NV 89410

Board Members Present:

Doug Sonnemann, *Chairman*
Barbara Henningsen, *Vice Chairman*
Ken Deering, *Treasurer*
Dave Ellison, *Member-at-large*

Staff Members Present:

David Bruketta, *GWC Manager*
Kristien Bennett, *GWC Financial Officer & HR*
Mikayla Webb, *GWC Administrative Assistant*
Chuck Zumpft, *GWC Attorney*
Jon Summers, *GWC Operations Supervisor*

Doug Sonnemann called the December 09, 2025, Regular Board Meeting to order at 4:00 p.m.

Public Present: Bruce Scott ; RCI & Jake Echeverria ; RCI.

Approval of Agenda: Barbara Henningsen made a motion to approve the Agenda for the December 09, 2025, Board Meeting with the change of moving the Water Operations Supervisor's Quarterly Update & the Closed Session discussion ahead of approval of the Board Meeting minutes. As well as correcting the date in the section for approval of November "12th" meeting minutes rather than November "11th". Dave Ellison seconded the motion. Motion was approved.

Minutes of the October 14, 2025, Regular Board Meeting: Ken Deering made a motion to approve the October 14, 2025, Regular Board Meeting Minutes with the correction of changing the "I" to David in Agenda Item 1: Old Business section F in both the regular meeting minutes and the closed session minutes. As well as, in the closed session meeting minutes rewording the sentence stated by Barbara regarding Don Smit's involvement in situation, and correcting word "apart" to "a part". Dave Ellison seconded the motion. Motion was approved.

Minutes of the November 12, 2025, Regular Board Meeting: Barbara Henningsen made a motion to approve the November 12, 2025, Regular Board Meeting Minutes with the correction of "I" to "David" in Agenda Item 1: Old Business section E. Ken Deering seconded the motion. Motion was approved.

Financial Statements for November 2025: Dave Ellison made a motion to approve the Financial Statements for November 2025. Ken Deering seconded the motion. Motion was approved.

Water Operations Supervisor Quarterly Updated:

Jon Summer made the Board Members aware that the shed from Well 10 was moved to the Office and it was painted. The snow blower and other equipment from the garage was placed into it to clear up some space. There was a leak in Kingslane, that the operator's and David took care of. It was a great learning moment as the leak was due to a 2-inch fitting leaking and a screw just needed to be loosened. Jon had seen this type

of leak before. The operators have been doing some cleanup of leaves and debris around the office and did a controlled burn to take care of it. Brian and Eamon dug the trench to have the pole installed for a new camera directed towards the fill station. A lot of meter work has been being done through service orders. Brian completed his Ken Kerri classes at Sacramento State, so he will be taking the D3 exam in March of 2026. Eamon is completing Pryor classes. Come winter there will be the need for a large inventory to be done in which the operators and David will be participating. Jon will teach the operators how to put different parts on the pipes for different types of meters rather than what they are used to. The operators will also be cleaning the inside of the well houses.

David commented that there will need to be a lot of staff time, effort, and input needed to update the maps for the GWC system.

Public Comment: (No Action) – This portion of the meeting is open to the public to speak on any topic not on tonight's agenda, limited to three minutes.

Agenda Item 1: Old business

A. Well 11 Water Right Protest

Received a stipulation agreement from protestants on 11/26. David met with Tammy, Frank Randy, Don, Doug and Chuck to review their proposal. They added nearly \$350,000 in convenience fees, proposed more control in mitigation efforts, and added water quality concerns that could come with more costs to installing filtration systems in all their houses.

B. Minden Well 12 Project

David met with JD on 11/20. He directed DOWL to contact well drillers to start test well drilling. They plan on drilling an 8" to 12" test well and will use this to test pump the well. They would like us to share our Well 2 level monitoring data. They will share their pumping, geotechnical and water quality data. JD said he would not transfer water rights until there is more information on the impacts to our well.

David stated that he will be sharing the information requested as it will allow for the best outcome of the test well pumping.

C. Well 1 Solar

Bryant Electric installed a new disconnect box, upgraded wire from the inverter to the meter and upsized the fuses to 40A on 11/21. Solar generation has been working sense.

It is believed that the disconnect box was bad as it was showing some degradation. David has been in communication with Ken in regard to this progress.

D. Risk and Resiliency Plan / Emergency Response Plan

Received draft plans.

David stated that he received a draft RRA/ERP from National Water Resource Association. It is lacking detail however provides a template to go off that meets the standards. The RRA will come back to the Board in January for approval. It is not due until June, so GWC is ahead of the schedule. Once the RRA is complete, David will update the ERP.

E. ARC Flash Study

Electrical Reliability Services provided a proposal on 11/21 (\$47,350). However, we are expected to provide all single line diagrams and a NFPA trained personnel to open all cabinets. Still waiting on proposals from JUB Engineering and AtkinsRealis.

David notified the Board Members that Ken Deering has another company in mind that can provide another cost estimate if we can provide some basic single - line diagrams.

F. Ashland Park Subdivision (190 lots)

In November, they proposed to modify their tentative map to change the phasing plan. They are considering moving forward with phase 1 (47 lots), phase 2 (33 lots) and phase 3 (18 lots), which are outside of the flood area.

G. Stoneridge Villas (144 lots phase 1, ? lots phase 2)

Butch Peri has new investors and is looking to resubmit a site improvement application for Phase 1 and a zoning map amendment for Phase 2. Phase 2 is not in the GWC service area and will require annexation. They hired Robirson Engineering and submitted a zoning map amendment to Douglas County. Douglas County requires a will-server letter from the water company. David wrote a letter to Robirson Engineering letting them know they need to go through the annexation process before we can provide a will-service letter.

Agenda Item 2: Attorney Report- Chuck Zumpft

No Report.

Agenda Item 3: Manager's Report

1. Meters, Plan Reviews & Impact fees

- A. There were 1 meter(s) installed or replaced
- B. There were 0 plan reviews
- C. There were \$0 in impact fees invoiced

2. Service Orders, Locates & Leak Notices

- A. There were 9 locates completed by GWC staff
- B. There were 135 service orders completed by GWC staff
- C. There were 34 leak notices completed by GWC staff

3. Monthly Water Operations Update

- A. Water main leak at 1317 Castle Ln – all crew
- B. Review previously submitted plans for information – JS
- C. Electrical class completed – JS
- D. Irrigation turn-offs – EW
- E. Started Pryor courses – EW
- F. Assisted Bryant Electric at well 1 solar - EW
- G. Generator runs – BA
- H. College course through Sac State – BA
- I. Exterior well house clean up - BA

4. New Manager Activities

- A. Approval of the minutes for the October 14, 2025 Regular Board meeting. At the November meeting, approval was tabled to December 9, 2025.

This was placed here to ensure that the meeting minutes were reviewed as they were tabled from the November 12, 2025, Board Meeting minutes.

5. Current Projects Under Review or Construction

A. Maverik Gas Station Improvements

- a. Waiting on NDEP required bacteria testing prior to issuing a certificate of completion. –
There was an issue with a fire hydrant that kept failing bacteria testing, but downstream the samples were passing so there was some bacteria caught in the fire hydrant. It was cleared and the latest tests have passed. The invoicing for the bacteria testing is to be sent to Maverick and once paid the certificate of completion will be provided.

B. Juice It Up Tenant Improvement

- a. Rough electrical framing approved by County in November. Waiting for a final inspection request.

C. Belly Acres – Site Improvement Permit Review:

- a. 8/25 - Received application.
- b. 8/28 - Submitted internal comments to Lumos.
- c. 9/2 - Mtg with Lumos to review our comments and their comments.
- d. 9/4 - Lumos review letter to Wilson Engineers.

Update: 11/12 – Received second submittal from Wilson Engineers. 11/25 – Second plan review response emailed to Wilson Engineers.

6. Current Annexations

A. Custom Craft – 1300 Centerville Ln –

- 3/04 - Submitted to the PUCN.
- 3/19 - Published in Record Courier.
- 6/24 - Site visit by PUCN staff.
- 7/29 - PUCN approved request.
- 8/28 - Received updated service area map and legal description from RCI. Delay to file map with PUCN due to cybersecurity shutdown of the State's system.
- 9/5 – email to Rob Anderson requesting Agreement for Water Service Conditions and provide 2 AF of Water Rights.
- 9/9 - Filed updated service boundary with PUCN.
- 10/2 – PUCN approved annexation request
- 10/6 - email to Rob Anderson requesting Agreement for Water Service Conditions and provide 2 AF of Water Rights.

Update: 11/10 – email and phone call to Rob Anderson requesting Agreement for Water Service Conditions and provide 2 AF of Water Rights. Client wants to sell property and have new owner provide water right. 11/21 – met with Rob Anderson to discuss Annexation Agreement. Parties need to sign Agreement for Water Services Conditions and record against property. Rob will discuss with client.

In leu of deeding water rights David believes that recording the agreement for Water Services Conditions against the property is a good idea. As the water rights are based off what structure is built and if the water right requirements is less than what is deeded, there could be some issues of needing to give water rights back. To prevent any issues, the agreement will be recorded against the property and that way the buyers will also be made aware of the water rights requirement and Impact fees.

B. Belly Acres LLC –

- 8/27 - Draft application completed in-house and sent to Lumos & Associates for review, modeling, and map creation.
- 10/23 - Submitted application to PUCN. Assigned docket no 25-10018. Noticed in RGJ
- 11/19 - Comments due to PUCN.

Update: No action by PUCN since last update.

7. Save the Date

GWC Christmas Dinner Party - Saturday December 13, 2025 – Cook'd 5:30pm

Agenda Item 4: Board Comments

Barbara Henningsen wanted to bring attention to how well she believes the company as a whole is working together and taking care of customers. Barbara also appreciated the parade and seeing the joy of the staff members.

Ken Deering agreed and stated he enjoyed seeing the happiness of the community and being a part of that.

Dave Ellison also wanted to appreciate Bruce Scott with RCI for being logical and objective in the Well 11 protest situation.

Agenda Item 5: Closed Session

Agenda Item 6: Adjournment

Dave Ellison made a motion to adjourn the meeting. Ken Deering seconded the motion. Motion was approved. Doug Sonnemann adjourned the meeting at 5:57 p.m.