



**SPRING CREEK ASSOCIATION  
BOARD OF DIRECTORS  
REGULAR MEETING NOTICE**

The Spring Creek Association Board of Directors will hold their Regular Meeting Wednesday, October 25, 2023 at the Spring Creek Association Office, 401 Fairway Blvd, Spring Creek, NV beginning at 5:30 p.m. (PST). There may be a quorum of the Committee of Architecture present at the meeting.

Attached with this Notice is the Agenda for said meeting of the Board of Directors.

This notice is to be posted at the following places no later than October 20, 2023:

**SCA Office-[www.springcreeknv.org](http://www.springcreeknv.org)  
Khoury's Market Community Board  
SCA Horse Palace  
Country Club Shell**

**THE SPRING CREEK ASSOCIATION REGULAR BOARD MEETING FOR OCTOBER 25, 2023 WILL BE AVAILABLE VIA ZOOM. THE PUBLIC CAN PARTICIPATE IN THE VIRTUAL MEETING ON A COMPUTER, LAPTOP, TABLET OR SMARTPHONE. THE REGULAR BOARD MEETING ROOM WILL BE ACCESSIBLE TO THE PUBLIC FOR THIS MEETING.**

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Meeting ID: 861 7645 3613, Passcode: 356049

1-346-248-7799

1-253-215-8782

1-312-626-6799

Or by submitting an e-mail to: [scatreas@springcreeknv.org](mailto:scatreas@springcreeknv.org) by October 23, 2023.

**NOTICE TO PERSONS WITH DISABILITIES**

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify Spring Creek Association in writing at 401 Fairway Blvd, Spring Creek, Nevada 89815 or by calling (775) 753-6295 at least 48 hours prior to the scheduled meeting.

Kristine Austin-Preston  
Corporate Secretary/Treasurer  
October 19, 2023

**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS  
REGULAR MEETING  
WEDNESDAY, OCTOBER 25, 2023 AT 5:30 P.M., P.S.T.  
AT THE SPRING CREEK ASSOCIATION OFFICE  
401 FAIRWAY BLVD, SPRING CREEK, NEVADA  
AGENDA**

**Board of Directors**

**Tract**

**Kelly DiLulo-(100), Jody Atkin - (200)**

**Randy Mauldin-(300), John Featherston- Chairperson-(400)**

**At-Large**

**Tom Hannum – Vice Chairperson, Molly Popp, Jake Reed**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**NOTICE:**

- 1. Items may be taken out of order**
- 2. Two or more items may be combined**
- 3. Items may be removed from agenda or delayed at any time**
- 4. Restrictions regarding Public Comment:** Pursuant to N.R.S 241.020(c) (3), this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item. Comments during this public comment period are limited to items NOT listed on the agenda and shall be limited to not more than three (3) minutes per person unless the Board of Directors elects to extend the comments for purposes of further discussion. Persons making comment will be asked to begin by stating their name for the record and to spell their last name. The Chair may prohibit comment, if the content of that comment is a topic that is not relevant to, or within the authority of, the Spring Creek Association or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers.

- I. COMMENTS BY THE GENERAL PUBLIC** ***ACTION SHALL NOT BE TAKEN***  
No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.
- II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE ADDITIONAL INVOICES FROM BRAEMAR CONSTRUCTION FOR PERMITTING, GAS PRESSURE TESTING, REPLACEMENT OF GAS PIPING, AND HEATER ELECTRICAL INSTALLATION FOR THE RENOVATIONS AT THE HORSE PALACE.** ***FOR POSSIBLE ACTION***
- III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE ADDITIONAL FENCING AND SITE CLEANUP AT THE RYAN RANCH.** ***FOR POSSIBLE ACTION***
- IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER WAIVING THE FOOD TRUCK A LA CARTE FEE FOR THE ELKO HIGH SCHOOL RODEO HELD IN OCTOBER 2023.** ***FOR POSSIBLE ACTION***
- V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER CHANGES TO THE HORSE PALACE RULES AND FEE SCHEDULE.** ***FOR POSSIBLE ACTION***

- VI. REVIEW, DISCUSSION AND FIRST READING TO REVISE BOARD OF DIRECTOR POLICIES TO INCREASE THE LIMIT FROM \$5,000 TO \$10,000 FOR NON-BUDGETED CAPITAL ITEMS, CHECK SIGNATURES, AND COMPETITIVE BIDDING PROCEDURES.**  
*FOR POSSIBLE ACTION*
- VII. REVIEW AND DISCUSSION OF THE 2024 SPRING CREEK ASSOCIATION BUDGET.**  
*NON-ACTION ITEM*
- VIII. COMMITTEE OF ARCHITECTURE**
- A. COA REPORTS** *NON-ACTION ITEM*
- B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 522 BRENT DR (202-020-008) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**  
*FOR POSSIBLE ACTION*
- C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 534 CROYDON DR (101-005-024) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**  
*FOR POSSIBLE ACTION*
- D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 672 HOLIDAY DR (202-003-017) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**  
*FOR POSSIBLE ACTION*
- E. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 507 ABARR DR (402-006-010) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**  
*FOR POSSIBLE ACTION*
- F. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 377 BUFFSIDE CT (201-004-036) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**  
*FOR POSSIBLE ACTION*
- G. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 301 BURNS DR (202-015-007) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**  
*FOR POSSIBLE ACTION*
- H. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 434 CASTLECREST DR (201-006-018) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**  
*FOR POSSIBLE ACTION*
- I. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 766 CESSNA CT (202-003-043) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**  
*FOR POSSIBLE ACTION*
- J. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 848 PEMBERTON DR (403-014-001) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**  
*FOR POSSIBLE ACTION*
- K. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 364 ROYAL OAK CR (402-003-020) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**  
*FOR POSSIBLE ACTION*
- IX. APPROVAL OF MINUTES:** *FOR POSSIBLE ACTION*
- A. September 27, 2023 Regular Meeting Minutes**

- X. ACCEPT SEPTEMBER 2023 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.**  
*FOR POSSIBLE ACTION*
- XI. ACCEPT SEPTEMBER 2023 FINANCIAL REPORTS.**  
*FOR POSSIBLE ACTION*

**XII. MEETING SCHEDULE**

The next Board of Directors meeting is scheduled for Nov 8, 2023 at 5:30pm.

**XIII. PUBLIC COMMENT**

*ACTION SHALL NOT BE TAKEN*

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

**XIV. ADJOURNMENT**

**NOTICE TO PERSONS WITH DISABILITIES**

Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the Board of Directors in writing at: 401 Fairway Blvd; Spring Creek, NV 89815, e-mail [scatreas@springcreeknv.org](mailto:scatreas@springcreeknv.org), or by calling (775) 753-6295.


Declaration of Posting of  
Spring Creek Association  
Board of Director's Meeting Agenda

I, the undersigned do hereby state and return that I received a copy of the Spring Creek Association Board of Director's Regular Meeting Agenda for the October 25, 2023 meeting, a true copy of which is attached hereto, and that I posted a copy of the Agenda at the following public places in County of Elko, State of Nevada as follows:

1. Spring Creek Association Administrative Offices, 401 Fairway Blvd,  
Spring Creek, NV 89815  
Date: 10-20-23 Time: 7:55am
2. Khoury's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815  
Date: 10-19-23 Time: 5:15pm
3. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV  
89815  
Date: 10-20-23 Time: 7:45am
4. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815  
Date: 10-19-23 Time: 4:50pm

I declare under penalty of perjury that the foregoing is true and correct.

DATED this 19 day of Oct, 2023.

By   
Name: Kathleen Rachel Parker  
Title: Corp Sec/Treas