



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

The Spring Creek Association Board of Directors will hold their Regular Meeting Wednesday, April 24, 2024 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 April 19, 2024:

**SCA Office-www.springcreeknv.org
Khoury's Market Community Board
SCA Horse Palace
Country Club Shell**

THE SPRING CREEK ASSOCIATION REGULAR BOARD MEETING FOR APRIL 24, 2024 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: 843 3953 0974 Passcode: 856694

1-346-248-7799

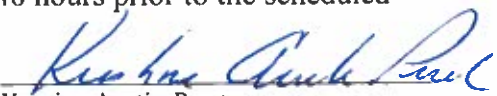
1-253-215-8782

1-312-626-6799

Or by submitting an e-mail to: scatreas@springcreeknv.org by April 19, 2024.

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
April 18, 2024

**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS
REGULAR MEETING
WEDNESDAY, APRIL 24, 2024 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 DRAFT A POLICY FOR FACILITY DONATIONS. *FOR POSSIBLE ACTION***
- III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A PROPOSAL TO ASSIGN THE INTEREST FROM KARR FOOD AND ENTERTAINMENT LLC FOR THE GOLF COURSE CONCESSIONAIRE AGREEMENT TO JASON SCHROEDER, MULEYS BAR & FAMILY GRILL. *FOR POSSIBLE ACTION***
- IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A PASTURE LEASE AGREEMENT WITH JB ANDERSON FOR THE RYAN RANCH PASTURE. *FOR POSSIBLE ACTION***
- V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER AND/OR APPROVE A CONCESSIONAIRE AGREEMENT WITH MULEY'S FOR THE HP BAR CONCESSIONAIRE. *FOR POSSIBLE ACTION***
- VI. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF A REQUEST FROM BRETT CABER, NEVADA STOCK DOG SHOOT OUT, TO DONATE THE HORSE PALACE FACILITY MAY 10**

THROUGH MAY 12, 2024.

FOR POSSIBLE ACTION

- VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO FINALIZE THE PRIOR APPROVED SALE OF THE COMMERCIAL PARCEL 106D PARCEL D (050-006-004) WITH THE CONDITIONS THAT THE BUYER PAYS ALL CLOSINGS COSTS, A SUGGESTED 8% COMMISSION ON THE SALE AND TO AUTHORIZE A BOARD MEMBER SO SIGN ANY DOCUMENTATION NECESSARY TO EXECUTE THE SALE.

FOR POSSIBLE ACTION

- VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO AMEND THE GOLF COURSE RULES.

FOR POSSIBLE ACTION

IX. COMMITTEE OF ARCHITECTURE

A. COA REPORTS

NON-ACTION ITEM

- B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER AN APPOINTMENT TO FILL THE VACANCY ON THE COMMITTEE OF ARCHITECTURE FOR THE REMAINDER OF THE TERM UNTIL DECEMBER 31, 2024.

FOR POSSIBLE ACTION

- C. COA APPEAL HEARING: APPEAL OF A COA DECISION DENYING A CONDITIONAL USE PERMIT FOR A SHED AND CONEX AT THE MARINA FACILITY (101-010-001).

FOR POSSIBLE ACTION

- D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 279 SPRINGFIELD PKWY (305-004-001) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

X. APPROVAL OF MINUTES:

FOR POSSIBLE ACTION

- A. March 27, 2024 Regular Meeting Minutes

XI. ACCEPT MARCH 2024 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.

FOR POSSIBLE ACTION

XII. ACCEPT MARCH 2024 FINANCIAL REPORTS.

FOR POSSIBLE ACTION

XIII. MEETING SCHEDULE

The next Board of Directors meeting is scheduled for May 22, 2024 at 5:30pm.

The Annual Property owner meeting is scheduled for June 15, 2024, barbecue at 11am, meeting at 12pm.

XIV. 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.

XV. 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, 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 April 24, 2024 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: 4-19-24 Time: 7:20a
2. Khoury's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815
Date: 4-18-24 Time: 4:10pm
3. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV
89815
Date: 4-19-24 Time: 6:55a
4. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815
Date: 4-18-24 Time: 3:45pm

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

DATED this 19 day of April, 2024.

By Kushne Anish Patel
Name: ~~Prakash Patel~~ Kushne Anish Patel
Title: Copy/Sec/Treas