



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Board of Directors
Wednesday, April 26, 2023, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

The meeting was held in person and telephonically through Zoom.com

PRESENT: Karl Young (Tract 200) via phone , Randy Mauldin (Tract 300), Chair John Featherston (Tract 400)

At-Large Members: Vice Chair Tom Hannum, Jake Reed, and Molly Popp.

ABSENT: Josh Park (Tract 100)

CORPORATE OFFICERS PRESENT: SCA President Bahr, SCA Treasurer Austin-Preston

CORPORATE ATTORNEY: Katie Howe McConnell

CALL TO ORDER: Chair Featherston called the meeting to order in person and telephonically at 5:30 PM.

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.

No public comment was received.

II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A PASTURE LEASE AT THE SCA CAMPGROUND WITH REX STENINGER.

FOR POSSIBLE ACTION

President Bahr introduced the item that Rex Steninger was requesting to renew the pasture lease at the SCA Campground.

Rex Steninger was present and stated that the lease went well last year and expects to have approximately 55 yearlings in the pasture.

Public Comment:

Elko Archery Club commented and asked when the lease would begin. It was explained that it would be as soon as possible.

Vice Chair Hannum moved/Member Popp seconded to approve a pasture lease at the SCA Campground with Rex Steninger. Motion carried (6-0), Members Park absent.

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM ELKO ARCHERY CLUB FOR DONATION OF THE USE OF THE SCA SHOOTING RANGE AND CAMPGROUND FOR THE ANNUAL BOWHUNTER CLASSIC JUNE 3 and 4, 2023 AND USE OF THE SAME AREA ONCE A WEEK TO HAVE A 3D SHOOT.

FOR POSSIBLE ACTION

President Bahr introduced the request from Elko Archery for the donation of the SCA Shooting Range and Campground for their annual event.

John Bottari, Elko Archery, commented that the event was held at our facility in 2019 and 2020. He stated that they hoped to secure the area again as a backup if they are unable to access Thomas Canyon due to weather.

Jim Algerio, Elko Archery, stated that the cattle in the area would not be a problem for the event.

They also commented that they would like to set up a weekly shoot at the area for Spring Creek people. President Bahr commented that we needed to ensure that all people staying within the Campground would need to reserve their sites and we would need to have waivers on file for the participants.

Further details on the once weekly shoot could be determined at a later time. SCA will put notifications in all media avenues to announce that the Shooting Range and Campground areas will be closed June 2-4.

No public comment was received.

Vice Chair Hannum moved/Member Popp seconded to approve the request from Elko Archery Club for the donation of the use of the SCA Shooting Range and Campground for the annual Bowhunter Classic June 2, 3 and 4 and weekly shoots.

Vice Chair Hannum moved/Member Popp seconded to amend the motion to approve the request from Elko Archery Club for the donation of the use of the SCA Shooting Range and Campground for the Annual Bowhunter Classic June 2, 3, and 4. Motion carried (6-0), Member Park absent.

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM EASTERN NEVADA LANDSCAPE COALITION (ENLC) TO WAIVE FEES FOR THE SPRING CREEK MARINA ON JUNE 3, 2023 FOR A JOINT OUTREACH EVENT, NOXIOUS WEED KNOCKOUT DAY. FOR POSSIBLE ACTION

President Bahr introduced the item that the group had requested the use of the Marina June 3, 2023 for Noxious Weed Knockout Day.

Representatives were present and stated that there would be games, demonstrations on how to get rid of noxious weeds, interactive education opportunities, booths, booklets and how to plant seeds.

President Bahr suggested that they try to hold this event in conjunction with Clean Up Green Up day in the future.

No public comment was received.

Member Reed moved/Chair Featherston seconded waive the fee for the Marina for Noxious Weed Knockout Day June 3, 2023. Motion carried (6-0), Members Park absent.

V. REVIEW AND UPDATE FROM LT DOUG FISHER, ELKO COUNTY SHERIFF'S OFFICE, REGARDING THE NEIGHBORHOOD WATCH PROGRAM.

NON-ACTION ITEM

No representatives were present at the meeting.

No action was taken.

VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER IMPLEMENTING A FEE STRUCTURE FOR THE SCA SHOOTING RANGE.

FOR POSSIBLE ACTION

President Bahr introduced the item that we have received interest in renting out the Shooting Range for events and have proposed a half day rate at \$175 and full day rate at \$350.

There was general discussion on the rates and other certifications that may be required to rent the facility.

No public comment was received.

Vice Chair Hannum moved/Chair Featherston seconded to implement a fee structure for the SCA Shooting Range as presented. Motion carried (6-0), Member Park absent.

VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE PROPOSAL FOR THE HORSE PALACE ELECTRICAL AND SOUND UPGRADES SCOPE OF WORK AND GUARANTEED MAXIMUM PRICE FROM QUANTUM ELECTRIC UTILIZING ARPA FUNDS. FOR POSSIBLE ACTION

President Bahr introduced the item stating that SCA received ARPA funds partially to update

the Horse Palace as an emergency site.

Quantum provided a scope of work and guaranteed maximum price that includes a lighting, electrical service and panel, power distribution and audio system upgrades.

Vice Chair Hannum commented that a 400 amp panel is all that will be required for the upgrade and that it will be a manual switch for the generator for the emergency site. It will also allow enough power for future heating options.

No public comment was received.

Member Reed moved/Member Popp seconded to approve up to \$425,000 for the Horse Palace electrical and sound upgrades and scope of work from Quantum Electric utilizing ARPA Funds. Motion carried (6-0), Member Park absent.

VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE ESTIMATED NV ENERGY PERMITTING FEES ASSOCIATED WITH THE HORSE PALACE ELECTRICAL UPGRADE. FOR POSSIBLE ACTION

President Bahr introduced the item and explained that the proposals for the electrical upgrades that were received excluded the possible fees from NV Energy.

Vice Chair Hannum stated that he had spoke to NV Energy and the fees are estimated to be \$40,000 for the upgrades to the transformer, conduit, etc.

Member Reed commented on whether a rebate was possible with the project. It was discussed that this was existing service rather than a new service.

No public comment was received.

Member Reed moved/Vice Chair Hannum seconded to approve up to \$40,000 from the Capital Reserve for NV Energy permitting fees associated with the Horse Palace electrical upgrade. Motion carried (6-0), Member Park absent.

IX. REVIEW, DISCUSSION AND POSSIBLE ACTION TO PURCHASE A 6,000 GALLON OIL STORAGE TANK WITH ASSOCIATED CONCRETE, ELECTRICAL, AND SETUP COSTS TO BE PLACED NEAR THE HORSE PALACE. FOR POSSIBLE ACTION

President Bahr introduced the item stating that the cost per trip to pick up oil is approximately \$876. Since purchasing the second Durapatcher, the number of trips to pick up oil will increase significantly. Staff researched options for a storage tank and tanker truck.

Vice Chair Hannum commented that the tank would allow us to have oil on hand, more flexibility during chipping to not have to hold over oil trucks, and the possibility of installing a spray bar to chip smaller areas outside of the yearly project. He also commented on the possibility of being able to sell oil to other municipalities that have Durapatchers.

General discussion ensued on whether to increase the tank size to 8,000 gallons and how that would affect the costs. The costs for the pad and preparation work would remain the same.

No public comment was received.

Vice Chair Hannum moved/Member Young seconded to approve up to \$173,000 from the Capital Reserve to purchase an 8,000 gallon oil storage tank with associated concrete, electrical and setup costs to be placed near the Horse Palace. Motion carried (6-0), Member Park absent.

X. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ALLOCATE THE 2022 CARRY-FORWARD FUNDS. **FOR POSSIBLE ACTION**

President Bahr presented the carry-forward allocation to the Board. There are 2 items to be approved from the Golf Reserve.

Golf Course Superintendent, Travis Mahlke, and Parks Director, Alyssa Cumpton were present to discuss the options with the Board.

The first item was a Zero Turn mower to be used in Parks and the Golf Course. Travis spoke about their plan to phase out the Jacobsen mowers because of the issues with finding repair parts. Option A was recommended – a 2015 Toro Zmaster 5000 for \$6,999.00 plus tax and freight.

The second item was a Dragger/Sand pro to be used in Parks and the Golf Course to drag fields and bunkers. Option A was recommended – a 2016 John Deere 1200H for \$4,999.00 plus tax and freight. SCA already has a similar machine, so the parts would be interchangeable. The freight for both pieces of equipment would be \$3000.00.

No other allocations were suggested.

No public comment was received.

Chair Featherston moved/Member Popp seconded to allocate the 2022 Carry-Forward fund as presented. Motion carried (6-0), Member Park absent.

**XI. COMMITTEE OF ARCHITECTURE
A. COA REPORTS**

NON-ACTION ITEM

President Bahr commented on the COA reports and that there have been interviews to fill the position.

**XII. APPROVAL OF MINUTES:
March 22, 2023, Regular Meeting Minutes**

FOR POSSIBLE ACTION

Vice Chair Hannum moved/Member Reed seconded to approve the March 22, 2023, Regular Meeting Minutes as presented. Motion carried (3-0-3), Members Young, Mauldin and Popp abstained, Member Park absent.

XIII. ACCEPT MARCH 2023 ASSESSMENT AND LEGAL RECEIVABLE REPORTS. **FOR POSSIBLE ACTION**

Treasurer Austin-Preston provided general comment on the report.

Chair Featherston moved/Vice Chair Hannum seconded to accept the March 2023 Assessment and Legal Receivable reports as presented. Motion carried (6-0), Member Park

absent.

XIV. ACCEPT MARCH 2023 FINANCIAL REPORTS. FOR POSSIBLE ACTION

Treasurer Austin-Preston and President Bahr provided general updates on the financials, specifically that the golf revenue was down as the course has not been able to open yet.

Vice Chair Hannum moved/Member Reed seconded to accept the March 2023 financial reports as presented. Motion carried (6-0), Member Park absent.

XV. MEETING SCHEDULE NON-ACTION ITEM

The next Regular Board of Directors meeting is scheduled for Wednesday, May 24, 2023, at 5:30pm. The meeting may be held telephonically.

XVI. PUBLIC COMMENT ACTION SHALL NOT BE TAKEN

Attorney McConnell commented on election processes and that our bylaws allow for online voting. She commented that another client used this option and received very few responses. Member Popp commented on the Firehouse Field upgrades. Member Mauldin commented on the possibility of annual pass options for non residents.

XVII. ADJOURNMENT

The meeting adjourned at 7:10 p.m.