



## **SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES**

Spring Creek Association (“SCA”) Board of Directors  
Wednesday, February 28, 2024, 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:** Kelly DiLulo (Tract 100), Jody Atkin (Tract 200), Randy Mauldin (Tract 300), Chair John Featherston (Tract 400)

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

**ABSENT:** None

**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 REGARDING THE GREAT BASIN WATER 2024 INTEGRATED RESOURCE PLAN CAPITAL PROJECTS AND PROPOSED SYSTEM IMPROVEMENT RATE. **FOR POSSIBLE ACTION****

President Bahr introduced the item outlining the upcoming water and sewer projects and the proposed system improvement rate of \$.37 per 1000 gallons of water.

James Eason, Great Basin Water, was present. He stated that there will be a new merger with Southwestern Water Nexus Group that will finalize on April 1, 2024.

He provided a history of the previous projects that were approved in the Integrated Resource Plan for the arsenic drying beds, Well 11 rehabilitation, Well 4 rehabilitation and pipeline replacement project. The system improvement rate is before the Public Utility Commission for the pipeline project now. He stated that the project to upgrade or replace the sewer facility was not allowed, but the change in rule to allow septic tanks in sewer areas would help those property owners. They continue to work on the pressure issues in the 400 Tract.

The 2024 IRP proposal includes additional pipeline replacement (\$4.5 million), Well 12 replacement (\$1.5 million), High Tank rehabilitation (\$600 thousand), Sewer plant de-ragging upgrades (\$600 thousand), updated SCADA system (\$100 thousand).

He stated that they would continue to try to implement consolidated rates for all services areas, which would have a positive impact on Spring Creek rates.

No public comment was received.

The Board thanked Mr. Eason for attending. He stated that they will come back before the Board prior to filing the rate case later this year.

No action was taken.

**III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A DEER MANAGEMENT PLAN FOR SPRING CREEK. **FOR POSSIBLE ACTION****

President Bahr introduced the item providing the history of the surveys, addition of the COA deer feeding rule, and that a draft deer management plan has been provided for the Board's review.

Don Klebenow, Tract 400, has a degree in wildlife management and joined the committee to help finalize the draft management plan. He commended the committee on the draft of the plan and researched other state or city plans that have included relocation or removal or depredation by city type officials. Those plans have shown that relocation does not work for mule deer. The two factors we need to focus on are the liability and funding issues. He condensed the draft plan and concluded that education can be used to detract the deer and removal of feeding sources.

President Bahr commented on issues that we have seen and the tracking document that has been created to use in conjunction with NDOW. A database will be continually updated and if

SCA finds a problem area, considering that the education process that has been implemented and the problems remain, then SCA can work through the process with NDOW for further options. SCA continues to do additional marketing through our newsletters and offers options such as property owners wishing to build higher fences can work through that process through a variance. We will follow our COA letter process for the deer feeding rule and NDOW can be brought in for further education and enforcement.

Public Comment:

Paul Osuch, Tract 100, asked how many deer have been hit by cars in SCA. It was explained that that information would be held with NDOW, not SCA.

Member DiLulo moved/Vice Chair Hannum seconded to approve the Deer Management Plan as presented. Motion carried (7-0).

**IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A REQUEST FROM NEVADA OUTDOOR SCHOOL FOR THE USE OF THE TRAP & SKEET RANGE FOR A COMMUNITY OUTDOOR SKILLS CHALLENGE EVENT AND AN UPDATE ON THEIR PROGRAMS AND ACTIVITIES. *FOR POSSIBLE ACTION***

President Bahr introduced the item that Nevada Outdoor School is requesting the use of Trap & Skeet for an outdoor skills challenge event on April 27<sup>th</sup>.

Brandolyn Thran, NV Outdoor School, was present. She stated that they are a non-profit organization, and this is their 20<sup>th</sup> anniversary. She provided information on the in-school services and summer camp offerings. They serve all ages with options for 4-7 years old, 8-17 for summer camps and adult programs.

They are requesting to hold their outdoor skills challenge at the Trap & Skeet that will include archery, trap, and pole casting. They have met with Moe Matys, current lessor of the Trap & Skeet for the event.

Public Comment:

Julie Featherston, Tract 100, commented on the possibly liability for SCA. It was explained that there would be insurance policies requiring naming the Association as an additional insured.

Member Atkin moved/Member Popp seconded to approve waiving the SCA portion of fees for the NV Outdoor School Outdoor Skills Challenge event at the Trap & Skeet. Motion carried (7-0-1).

**V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER AND/OR APPROVE A PROPOSAL FOR THE MARINA CONCESSIONAIRE FOR WATERSPORTS RENTALS AND CONCESSIONS. *FOR POSSIBLE ACTION***

President Bahr introduced the item and stated that we had contacted the previous vendor multiple times and now we have received interest from another party to provide concessionaire services at the Marina.

Willie and Garrett Church were present requesting a 3 year agreement to provide concessionaire services at the Marina named the Boardwalk at the Marina. They plan to bring in a water park and suggested a 12% of the net profit to be paid to SCA.

There were a number of items to be clarified in their proposal.

Electricity – It was stated that electricity for the shed is there for 100 amp service to be provided to the shed. It was discussed that SCA would provide the installation of 100 amp service. Boardwalk would need to provide SCA an equipment list and required loads.

There is a water line off the back forced main line that runs to the septic system. There is no sewer and it was never intended for a commercial kitchen application. There is a frost free hydrant available next to the shed.

They requested the use of an ATV, such as a 4-wheeler to assist with their security and clean up requests. There was general discussion that no motorized vehicles are allowed at any amenity. Staff could work with a suitable solution such as maintenance signs attached to equipment.

They were requesting additional storage capacity at the site. They are proposing a 40' conex and to engage the Art Club to paint the structure to match the surrounding areas. There was also discussion regarding fencing around the areas for further storage and security.

They were requesting collaboration on event planning and wanting to bring value. There were discussions on exclusivity and explained that other than during SCA events, it would be an exclusive option.

There were discussions on pass pricing options that could be discussed in another meeting.

President Bahr will provide Boardwalk with the depth measurements for the Marina.

Attorney McConnell commented that the Board could approve the concept and basic terms and it could be brought back for approval in March. It could include initial terms and first rights and investment of funds. If a three year term was considered, there would be at least an annual review and options for auto extensions.

There were further comments regarding fishing and restocking the Marina. Boardwalk could assist with monitoring those items and have considered other dock additions as well.

Public Comment:

Elex Vavrck, Tract 100, commented on the wildlife preservation for the area, particularly the pelicans and swans.

Vice Chair Hannum moved/Member Atkin seconded to approve the proposal to move forward to negotiate a contract for The Boardwalk at the Marina to provide concessions at the Marina. Motion carried (7-0).

## **VI. PRESENTATION BY REX FEATHERSTON REGARDING NATURAL GAS VS PROPANE. NON-ACTION ITEM**

President Bahr introduced the item that Rex Featherston, engineer, would be providing a presentation regarding the cost of natural gas vs. propane.

Rex provided a Powerpoint presentation to the Board that included an objective method of comparing the cost of natural gas to existing primary heating fuels used in Spring Creek. The

presentation includes the heating fuels of natural gas, electricity, propane and wood pellets. The purpose of the presentation was to provide a 3<sup>rd</sup> party analysis of the fuel types and be able to provide information in the report to the public. As a disclaimer, this presentation was not a comprehensive thermal analysis, but to show the relative costs of commonly available heating fuels in Spring Creek. The example was based on a typical January for a 4200 square foot home in Spring Creek.

There are many factors to consider when using the information including the size, construction method, type of insulation, windows and leakage, efficiency of heating units, outside temperature, humidity, and wind velocity and thermostat settings.

For the comparison, all heating units were converted to Therms for each heating type. The final comparison table provided a cost per therm for each heating option. Each different heating type contain their certain fixed charges to consider when providing the comparison of cost per therm.

The information will be provided to the public for them to use in their personal analysis on whether it make sense for them to convert to natural gas.

The presentation did not contemplate the cost of conversion for a home from propane or other heating method to natural gas.

No public comment was received.

No action was taken.

**VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A PROPOSAL FROM HANSFORD ECONOMIC FOR WATER PLAN PRE-FEASIBILITY ANALYSIS, UPDATED GOVERNANCE OPTIONS REPORT, AND ECONOMIC DEVELOPMENT STRATEGY FOR SPRING CREEK. FOR POSSIBLE ACTION**

President Bahr introduced the item that we had received a proposal from Hansford Economic for a water plan feasibility study, an updated Governance study, and an Economic Development Plan. These items were included in the Strategic Plan approvals from the Capital Reserve.

Public Comment:

Tam Foree commented that she would like further information on the studies. It was explained that it was a consultant company and the Board had approved to move forward with the studies per the Strategic Plan.

Vice Chair Hannum moved/Member DiLulo seconded approve the proposal from Hansford Economic Consulting for water plan pre-feasibility analysis, updated governance options report, and economic development strategy for Spring Creek as presented from the Capital Reserve. Motion carried (7-0).

**VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER CHANGING THE DATE FOR THE NOVEMBER 2024 REGULAR MEETING CURRENTLY SCHEDULED ON NOVEMBER 13, 2024 TO AN ALTERNATIVE DATE IN NOVEMBER. FOR POSSIBLE ACTION**

President Bahr introduced the item requesting the Board consider an alternative date for the

November meeting as some conflicts have been identified. November 20, 2024 has been requested to move the Regular Meeting for November.

No public comment was received.

Vice Chair Hannum moved/Member Reed seconded to change the date for the November 2024 regular meeting from November 13 to November 20, 2024. Motion carried (7-0).

**IX. COMMITTEE OF ARCHITECTURE**

**A. COA REPORTS**

**NON-ACTION ITEM**

Secretary Duncan provided background on the COA reports, violations, and revenues.

**B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 394 DOVE CREEK PL (201-003-044) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that the property has been in violation since June 2023. The property owner was not present and the property remains in violation.

No public comment was received.

Member Reed moved/Member DiLulo seconded to refer the violations at 394 Dove Creek PI (201-003-044 to legal counsel and uphold the fine. Motion carried (7-0).

**C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 514 PARKRIDGE PKWY (401-008-008) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that the property has been in violation since June 2021 and the last contact was in October 2021. The property owner was not present and the property remains in violation

No public comment was received.

Member DiLulo moved/Chair Featherston seconded to refer the violations at 514 Parkridge Pkwy (401-008-008) to legal counsel and uphold the fine. Motion carried (7-0).

**D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 742 HAYLAND DR (202-010-067) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that the property has been in violation since May 2023 and the last contact was in August 2023. The property owner was not present and the property remains in violation.

No public comment was received.

Member DiLulo moved/Chair Featherston seconded to refer the violations at 742

Hayland Dr (202-010-067) to legal counsel and uphold the fine. Motion carried (7-0).

- X. APPROVAL OF MINUTES: FOR POSSIBLE ACTION**  
**A. January 24, 2024, Regular Meeting Minutes**  
Member Reed moved/Vice Chair Hannum seconded to approve the January 24, 2024 Regular Meeting Minutes with correction to Member Mauldin's name. Motion carried (5-0-2), Members Atkin and Popp abstained.
- XI. ACCEPT JANUARY 2024 ASSESSMENT AND LEGAL RECEIVABLE REPORTS. FOR POSSIBLE ACTION**  
Treasurer Austin-Preston provided general comment on the report.  
  
Vice Chair Hannum moved/Member Atkin seconded to accept the January 2024 Assessment and Legal Receivable reports as presented. Motion carried (7-0).
- XII. ACCEPT JANUARY 2024 FINANCIAL REPORTS. FOR POSSIBLE ACTION**  
Treasurer Austin-Preston and President Bahr provided general updates.  
  
Vice Chair Hannum moved/Member DiLulo seconded to accept the January 2024 financial reports as presented. Motion carried (7-0).
- XIII. MEETING SCHEDULE NON-ACTION ITEM**  
The next Regular Board of Directors meeting is scheduled for Wednesday, March 27, 2024, at 5:30pm. The meeting may be held telephonically.
- XIV. PUBLIC COMMENT ACTION SHALL NOT BE TAKEN**  
Tam Foree, property owner, provided comment that the communication regarding the Strategic Plan has been low and asked whether she would be allowed to communicate the plan with the public. It was discussed that she could provide information to the public as a property owner, but any misinformation would need to be corrected.  
  
Elex Vavrck, Tract 100, provided general comment on communication.

## **ADJOURNMENT**

The meeting adjourned at 8:57 p.m.