



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

Spring Creek Association (“SCA”) Board of Directors  
Wednesday, January 24, 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), Chair John Featherston (Tract 400)

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

**ABSENT:** Jody Atkin (Tract 200), Randy Mauldin (Tract 300) – entered at 5:38pm

**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, PRESENTATION AND POSSIBLE ACTION TO CONSIDER PROVIDING ASSISTANCE FOR MARKETING FOR THE RURAL NEVADA DEVELOPMENT CORPORATION'S WEATHERIZATION, DOWN PAYMENT ASSISTANCE, AND HOMEOWNER REHABILITATION PROGRAMS. *FOR POSSIBLE ACTION***

President Bahr introduced the item that the Rural Nevada Development Corporation is asking for marketing assistance for their programs and will provide information on their programs.

Mary Kerner, CEO, was presented and provided information on their I-80 Fund, Down Payment Assistance, Housing Rehabilitation and Weatherization programs. She provided information on how to access the grant information from their website. There are income guidelines for each different program. She did state that it may be possible to help homeowners with natural gas conversions. They are asking for assistance with marketing the programs in the area.

No public comment was received.

Vice Chair Hannum moved/Member DiLulo seconded to provide assistance for marketing for the Rural Nevada Development Corporation's weatherization, down payment assistance, and homeowner rehabilitation programs. Motion carried (6-0), Member Atkin absent.

**III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM STEELE PRODUCTIONS TO DONATE THE HP FACILITY AND LIGHTS FOR 5 EVENTS FOR THE RUBY MOUNTAIN JUNIOR RODEO SERIES IN JUNE, JULY, AND AUGUST 2024. *FOR POSSIBLE ACTION***

President Bahr introduced the item that Steele Productions is requesting a donation of the HP facility and lights for their Ruby Mountain Junior Rodeo Series.

Chad Steele was present and stated that they had two events last year and it showed a demand for junior events in the area up to 14 years old. They are asking for a donation of the arena and lights for their five events. The events will be scheduled on weekdays. It was also clarified that they would only require the arena for half days, not full days. It was clarified that the group is a non-profit.

Public Comment:

Sadie Schick commented that the previous events were run very efficiently and well attended.

Vice Chair Hannum moved/Member Reed seconded to approve half day facility and lights for five events to the Ruby Mountain Junior Rodeo Series. Motion carried (6-0), Member Atkin absent.

**IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM CATILYN CHURCH, DRILLERS SOFTBALL, FOR A REDUCED HALF RATE FEE FOR THE HORSE PALACE ON FRIDAYS THROUGH MARCH 2024, TO CONTINUE THE REDUCED RATE WHEN THEY RESUME IN DECEMBER 2024, AND TO DONATE THE HEATERS AT NO ADDITIONAL COST. *FOR POSSIBLE ACTION***

President Bahr introduced the item that the NV Drillers are requesting a reduced facility rental price for the Horse Palace.

Caitlin Church, NV Drillers, was presented and requested a reduced rate of \$250 per rental at the Horse Palace. She commented that the ground preparation has been great and they have had 70 girls from ages 8-18 for off-season training.

Public Comment:

Sandy Moon, Spring Creek High School Varsity Softball coach, commented that this promotes unity.

Katherine Davis commented that it keeps the youth involved.

It was discussed to not include the December dates because we are still considering the energy audit at the Horse Palace. It was also discussed to not donate the heaters during the event.

Vice Chair Hannum moved/Member Reed seconded approve the reduced facility rate of \$250 on Fridays through March 2024 for NV Drillers Softball. Motion carried (5-0-1), Member Popp abstained, Member Atkin absent.

**V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM SADIE SCHICK, NEVADA BANDITS, TO RENEW THE REDUCED RATE FOR HP FACILITY RENT FOR THE 2024 SEASON. *FOR POSSIBLE ACTION***

President Bahr introduced the item and stated that the Nevada Bandits were requesting to renew their reduced rate of \$250 for the HP facility for the 2024 season.

Sadie Schick, Nevada Bandits, was present and provided flyers to the Board for events currently planned for the facility. They have 17 dates currently planned for 2024.

It was clarified that Nevada Bandits is a for-profit entity as well as the charges for Elko Fairgrounds for their outdoor back arena is \$250 per day. It was discussed that our outdoor arena is not deep enough.

No public comment was received.

Vice Chair Hannum moved/Member DiLulo seconded to approve the renewal of the reduced rate of 50% reduction of current applicable rates for the Nevada Bandits for 2024. Motion carried (5-0), Members Atkin and Popp absent.

Member Popp left the call at 6:42pm.

**VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER REQUESTING PROPOSALS FOR A CONCESSIONAIRE AT THE MARINA FOR THE SUMMER 2024 SEASON. *FOR POSSIBLE ACTION***

President Bahr introduced the item stating the staff has reached out to previous concessionaires and received interest from others to provide concessionaire services at the Marina. A request for proposal could be created and proposals could be back to the Board in January.

No public comment was received.

Member DiLulo moved/Vice Chair Hannum seconded to request proposals for a concessionaire at the Marina for the Summer 2024 season. Motion carried (5-0), Members Atkin and Popp absent.

**VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO SET THE DATE, TIME, AND LOCATION FOR THE ANNUAL PROPERTY OWNER MEETING PURSUANT TO BYLAW 4.1. FOR POSSIBLE ACTION**

President Bahr introduced the item to set the date, time and location for the Annual Property Owner Meeting. The date proposed is Saturday, June 15, 2024.

There was general discussion on the location for the meeting. The Horse Palace was suggested.

No public comment was received.

Member DiLulo moved/Member Reed seconded to set the Annual Property Owner meeting for June 15, 2024 at the HP (670 Bronco Drive) at 11am for the barbecue and 12pm for the meeting. Motion carried (5-0), Members Atkin and Popp absent.

**VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER CHANGING THE DATE FOR THE NOVEMBER 2024 REGULAR MEETING FROM NOVEMBER 13 TO NOVEMBER 6, 2024. 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.

There was general discussion on dates in November that would work better for all Board members.

No public comment was received.

No action was taken – the item will be considered in February.

**IX. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ALLOCATE THE CARRY-FORWARD FUNDS FROM 2023. FOR POSSIBLE ACTION**

President Bahr introduced the item and provided comment on the reports of previous capital projects and expenses.

**2024 Suggested Capital Purchases to allocate from the 2023 Carry-Forward Budget/Estimate**

1000 Gallon Sprayer	\$15,000(+tax/freight)
Expand Bay 1 at Road Shop	\$25,000
Light Plants – 2 each LED	<u>\$15,000</u>
<b>Total Capital</b>	<b>\$55,000</b>

**2024 Operational/Consultant allocations from the 2023 Carry Forward Budget/Estimate Dept/GL**

Schuckmann's Overall Lighting Design Plan	\$25,000
FCC Deck – Engineering shade option	\$3,000

Mailbox Paving/Lighting (3 remaining)	\$20,000
Cart Path Paving/Extension (Hole 1, Hole 15-16)	\$18,000
Culverts – Flooding issues	\$8,000
Marina Entrance Flooding – additional culvert/drainage work	\$8,000
Road Shop Fencing – Extend fencing for GC nursery (most materials are recycled from 300 pit)	\$5,000
FCC additional parking/stairs on driving range	\$15,000
General Grading HP around building	\$8,000
Cricket preparation/Weed abatement	\$10,000
Contractor – Green belt walking path creation	\$10,000
Grant Consultant	\$20,000
Matching Grant Funds (trails, NGM, etc)	\$20,000
Golf netting around sh102op	<u>\$25,000</u>
<b>Total Operational/Consultant</b>	<b>\$195,000</b>

**2024 Suggested Capital Purchases: Golf Reserve Fund**

Smaller Tractor – Golf Course/Parks use	\$9,000(+tax/freight)
Core Processor – Golf Course	<u>\$9,000</u> (+tax/freight)
<b>Total</b>	<b>\$18,000 (+ tax/freight)</b>

There was general discussion regarding funding a HP promoter and dragger.

No public comment was received.

Vice Chair Hannum moved/Member DiLulo seconded to allocated the carry-forward funds from 2023 as presented. Motion carried (5-0), Members Atkin and Popp absent.

**X. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER FUNDING STRATEGIC PLAN ACTIONABLE ITEMS. *FOR POSSIBLE ACTION***

President Bahr provided information on the individual items proposed for the Strategic Plan actionable items. She provided general information on a secondary egress plan for Spring Creek and the Neighborhood watch program. She also provided information on additional funding opportunities through Elko County. The funding for these items would need to come from the Capital Reserve.

Social Media App -	\$20,000
Updated Road Management Plan -	\$25,000
Comprehensive Water Plan -	\$35,000
Updated Weed Management Plan -	\$5,000
Asset Management – Capital Reserve -	\$12,000
Governance Study Update -	\$40,000
Comprehensive Economic Development Strategy -	\$70,000
Fiscal Health Analysis Tool – staff driven - no funding	
Comprehensive Community Engagement Initiative – staff driven -no funding	

No public comment was received.

Vice Chair Hannum moved/Member DiLulo seconded to approve funding for the Strategic Plan Actionable items as presented from the Capital Reserve. Motion carried (5-0), Members Atkin and Popp absent.

## **XI. 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 572 GILIA PL (202-037-026) 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. The property owner was not present and the property remains in violation.

No public comment was received.

Member DiLulo moved/Vice Chair Hannum seconded to refer the violations at 572 Gilia Place (202-037-026) to legal counsel and uphold the fine. Motion carried (5-0), Members Atkin and Popp absent.

### **C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 532 CHARLWOOD COURT (101-003-007) 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 September 2023 and there had been no contact. The property remains in violation.

No public comment was received.

Member DiLulo moved/Vice Chair Hannum seconded to refer the violations at 532 Charlwood Court (101-003-007) to legal counsel and uphold the fine. Motion carried (5-0), Members Atkin and Popp absent.

### **D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 390 THOROUGHbred DR (103-009-007) 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 October 2021 and the last contact was in November 2023. The property owner was not present and the property remains in violation.

No public comment was received.

Vice Chair Hannum moved/Member Reed seconded to refer the violations at 390 Thoroughbred Drive (103-009-007) to legal counsel and uphold the fine. Motion

carried (5-0), Members Atkin and Popp absent.

**E. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 111 EDGEWOOD AVE (105-001-009) 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 August 2023 and there has been no contact. 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 111 Edgewood Avenue (105-001-009) to legal counsel and uphold the fine. Motion carried (5-0), Members Atkin and Popp absent.

**F. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 507 BRENT DR (202-019-006) 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. The fence has been completed and she recommends dismissing the violation.

No public comment was received.

Member Reed moved/Chair Featherston seconded to dismiss the violations at 507 Brent Drive (202-019-006). Motion carried (5-0), Members Atkin and Popp absent.

**XII. APPROVAL OF MINUTES: FOR POSSIBLE ACTION**

**A. December 13, 2023, Regular Meeting Minutes**

Vice Chair Hannum moved/Member Reed seconded to approve the December 13, 2023 Regular Meeting Minutes as presented. Motion carried (4-0-1), Member Reed abstained, Members Atkin and Popp absent.

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

Treasurer Austin-Preston provided general comment on the report.

Public Comment:

Elex Vavrick, Tract 100, provided comment regarding Elko County Ordinance 4-9-4 and complimented President Bahr and Attorney McConnell on their participation.

Member Reed moved/Member DiLulo seconded to accept the December 2023 Assessment and Legal Receivable reports as presented. Motion carried (5-0), Members Atkin and Popp absent.

**XIV. ACCEPT DECEMBER 2023 FINANCIAL REPORTS. FOR POSSIBLE ACTION**

Treasurer Austin-Preston and President Bahr provided general updates.

Vice Chair Hannum moved/Member Reed seconded to accept the December 2023 financial reports as presented. Motion carried (5-0), Members Atkin and Popp absent.

**XV. MEETING SCHEDULE**

**NON-ACTION ITEM**

The next Regular Board of Directors meeting is scheduled for Wednesday, February 28, 2024, at 5:30pm. The meeting may be held telephonically.

**XVI. PUBLIC COMMENT**

**ACTION SHALL NOT BE TAKEN**

No public comment was received.

**ADJOURNMENT**

The meeting adjourned at 8:21 p.m.