



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Board of Directors
Wednesday, January 25, 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: Josh Park (Tract 100), Randy Mauldin (Tract 300), Chair John Featherston (Tract 400)

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

ABSENT: Karl Young (Tract 200)

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 MODIFY OR TERMINATE THE RYAN RANCH PASTURE LEASE WITH JESS JONES. *FOR POSSIBLE ACTION*

Attorney McConnell stated that after concerns were brought to the Board at the November 2022 meeting, letters were sent to Jess Jones regarding the pasture lease. Attorney McConnell made the Board aware that we attempted to serve Mr. Jones with an NRS 241 notice but he stated that he did not feel comfortable signing the disclosure. She cautioned the Board not to discuss his character or professional competence.

Jess Jones was present at the meeting and stated he had received the letter, but he confused about why it would go straight to a default with no explanation from a single complaint. He stated that he should have a year to complete the year's plan. He commented there have been no new issues with animals getting out since November. His plan was to fix/replace the fencing on the west side of the property. He stated that he requested information on property lines in February and had not received confirmation until August. After review of emails, President Bahr confirmed that SCA had responded in February to use the existing fence layout. She also commented on their phone conversation in November confirming that the horses would be moved to the back of the property and all front fences would be removed and fixed properly by Christmas. He stated that was the plan, but he chose to wait until spring because of weather issues.

A review of the current year's plan showed that 4 of the 10 items on the 2022 plan had been completed. He stated that he has cleaned and repaired out the lower pond, and the ditches will need further work, has cleaned wood debris and deadfall for a spring burn, he referenced mob grazing in reference to spraying weeds, but has not sprayed weeds between the fence and the road. He would like to reseed the lower field with barley, but he stated that the water was already gone by June and could not reseed. The cross fence above the upper pond will be completed once the ground thaws which would include removing the old hay corral in the southeast corner and rebuilding the perimeter fence.

Public Comment:

Courtney Hunt, Tract 400, stated that he was the complainant on the fence. He stated that the stays that were put in the fence did not deter the horses. He stated that this is an on-going problem for many years. He stated that until the fence is fixed properly, it will remain a problem.

There was general discussion on smooth wire vs barbed wire, as barbed wire is not allowed by COA rules except on the boundaries around SCA. Attorney McConnell commented that a variance could be done with the active ranching in the area. There is potential liability with adding barbed wire, but it could be discussed with all neighbors in the area.

Member Park commented that we need to be more proactive in measuring the progress of the yearly plan, and there needs to be more communication and specific detail in the 2023 plan.

Chair Featherston asked whether there were photos of the pond rebuild and old debris removal. Jess stated that he did have pictures of the progress. We could do a plan review in

February rather than May/June. Jess agreed to the plan review and submittal in February.

President Bahr asked if Jess would send pictures of the progress on his 2022 plan items 1,2,3 and 7. He responded that he would send the photos.

Public Comment: Courtney Hunt commented that he would like SCA to inspect the repairs made to make sure everything is to their standards.

No action was taken.

III. REVIEW, DISCUSSION AND POSSIBLE APPROVAL TO ACCEPT A PROPOSAL FROM EIDE BAILLY, LLC TO PROVIDE AUDIT SERVICES TO SPRING CREEK ASSOCIATION FOR THE YEAR ENDING DECEMBER 31, 2022. FOR POSSIBLE ACTION

Teri Gage, Eide Bailly, to present the audit proposal for FY 2022. The pricing for the audit went up to \$33,000 and the tax return will be \$4000. It was discussed that this audit would not include a single audit that may need to be done with the ARPA funds in the future.

No public comment was received.

Vice Chair Hannum moved/Member Park seconded to accept a proposal from Eide Bailly, LLC to provide audit services to Spring Creek Association for the year ending December 31, 2022. Motion carried (5-1), Member Mauldin against, Member Young absent..

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM NV BANDITS TO RENEW THEIR REDUCED FACILITY RENTAL RATE FOR THE HORSE PALACE FOR 6 OR MORE EVENTS PER YEAR. FOR POSSIBLE ACTION

Sadie Schick and Stephanie Shigaio were present to request to renew their reduced facility rental rate of \$250 per event. They stated that they held 5 events in 2022 and already have 3 scheduled for 2023. There was general discussion regarding the timer lasers, that are magnetic, and can be attached to the Horse Palace and their willingness to donate those to the facility. There was also discussion about purchasing a Black Widow drag. Staff will continue to research this option.

No public comment was received.

Member Park moved/Member Reed seconded to approve the request from NV Bandits to renew their reduced facility rental rate for the Horse Palace for 6 or more events per year. Motion carried (6-0), Member Young absent.

V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REVIEW THE SURVEY AND CONSIDER COMPLETING REQUEST FOR PROPOSALS FOR POTENTIAL UPGRADES AT THE HORSE PALACE, UTILIZING THE ARPA FUNDS. FOR POSSIBLE ACTION

President Bahr introduced the item stating that the options for the project for CMAR or Design Build had been discussed and it was decided that a design build option would work best for the project.

The first request for proposal would include the electrical, sound and demolition work. It is understood that we would have to replace the main switch for electrical. The lighting and sound package suggestions would be part of the scope of work.

The second proposal would include roofing, walls, insulation, and heating. The specifics in each scope would bring the options for things such as type of skin for the roof or the type of insulation suggested.

The first step in the process, the contractors would submit a statement of their qualifications to complete the project to the Board. The Board would then choose the contractor for the design build of the prospective project based on their qualifications. The final specific scope of work with pricing would then be presented to the Board for approval; which will include a maximum end price.

There was general discussion on heating options, as well as changes may be needed for the mechanical room.

The completed roof and heating RFP will be sent out to the Board over the weekend for their review prior to putting it out for bid.

Public Comment:

Stephanie Shigaio, commented on heat being essential for the building. She suggested contacting Fallon, as their facility is new, to get their suggestions and budget. She also suggested contacting the Winnemucca Events Center for further ideas.

Member Park moved/Member Popp seconded to move forward with the requests for proposals for potential upgrades at the Horse Palace, utilizing ARPA funds. Motion carried (6-0), Member Young absent.

VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER THE NAME, LOGO, OPERATING TIMES, MANAGEMENT AND FEES FOR THE SPLASH PAD AT SCHUCKMANN'S SPORTS COMPLEX. FOR POSSIBLE ACTION

President Bahr presented a proposed logo for the new splash pad. Changes on the logo were suggested such as to leave the SCA logo, but to remove Spring Creek from the bottom.

President Bahr stated that there was research of other areas for the suggested hours of operation. The fee schedule is proposed as \$8 per person for non SCA members. There was discussion on whether to work with the Boys and Girls Club for management of the area with their staff. It was also discussed that we could use the Reservation system currently in place for payment and there would not be any need for cash transactions.

It was suggested that there be single and family rates as well as a party rental rate offered. The hours of operation may need to be adjusted for the water usage. There were concerns with using the Boys and Girls Club for management of the facility and to change the proposed fee to \$5 per person.

No public comment was received.

No action was taken.

VII. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A COMMUNITY SURVEY AND ACTION PLAN REGARDING DEER. FOR POSSIBLE ACTION

President Bahr commented on the proposed survey results to be used to create a deer

management plan. There would need to be a site survey, proactive measures suggested, such as in newsletters or mailings, and discussions on fencing.

Sam Sanders, Tract 100, is a biologist helping with the deer management plan. He stated that there are different options such as relocation or depredation. He commented that there must be damages demonstrated to justify lethal removal of deer. The information to file for the depredation permit would come from the survey information and then used to draft a management plan.

Member Reed asked for further investigation on relocation of the deer.

Public Comment:

Jason Lusk, Tract 100, is for reducing the deer population. The deer live in the area year-round. He stated he would be willing to serve as a volunteer on the committee.

Vice Chair Hannum moved/Chair Featherston seconded to accept the community survey and action plan regarding deer. Motion carried (6-0), Member Young absent.

VIII. REVIEW, DISCUSSION AND ALLOCATION OF THE 2022 CARRY-FORWARD FUNDS. FOR POSSIBLE ACTION

The item will be moved to a later date.

No action was taken.

**IX. COMMITTEE OF ARCHITECTURE
A. COA REPORTS NON-ACTION ITEM**

Treasurer Austin-Preston provided a general update on the COA Reports.

**X. APPROVAL OF MINUTES: FOR POSSIBLE ACTION
December 14, 2022, Regular Meeting Minutes**

Member Park moved/Member Popp seconded to approve the December 14, 2022, Regular Meeting Minutes as presented. Motion carried (5-0-1), Member Mauldin abstained, Member Young absent.

XI. ACCEPT DECEMBER 2022 ASSESSMENT AND LEGAL RECEIVABLE REPORTS. FOR POSSIBLE ACTION

Member Park moved/Vice Chair Hannum seconded to accept the December 2022 Assessment and Legal Receivable reports as presented. Motion carried (6-0), Member Young absent.

XII. ACCEPT DECEMBER 2022 FINANCIAL REPORTS. FOR POSSIBLE ACTION

Treasurer Austin-Preston and President Bahr provided general updates on the financials.

Member Reed moved/Member Popp seconded to accept the December 2022 financial reports as presented. Motion carried (6-0), Member Young absent.

XIII. MEETING SCHEDULE NON-ACTION ITEM

The next Regular Board of Directors meeting is scheduled for Wednesday, February 22, 2023, at 5:30pm. The meeting may be held telephonically.

XIV. PUBLIC COMMENT

ACTION SHALL NOT BE TAKEN

Member Popp commented that Ruby Mountain Little League had received \$10,000 from the festival of trees. Their goal would be to add lights to the Schuckmann's fields. It was suggested that RMLL would raise the money to purchase the lights and they would become an SCA improvement.

Member Popp also requested information on the concession stand at Schuckmann's. It was discussed that the permits have been submitted with a handicapped window and it would be placed this season. We would pave the area once it was installed.

XV. ADJOURNMENT

The meeting adjourned at 8:52 p.m.