



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Board of Directors
Wednesday, March 22, 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), Chair John Featherston (Tract 400)

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

ABSENT: Karl Young (Tract 200) and Randy Mauldin (Tract 300),

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.

Fred Steinman, UNR, provided an update on the 5 year strategic plan that is currently being finalized. He expects to have a draft to SCA within the next week.

II. REVIEW, DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM MOE MATYS TO EXTEND THE TRAP & SKEET LEASE AGREEMENT UNTIL DECEMBER 2026.

FOR POSSIBLE ACTION

President Bahr introduced the item that Moe Matys was requesting a 3 year extension on the lease agreement at the Trap & Skeet. The contract extension requested gives him the ability to bid for shoots into the future.

Moe Matys was present and commented that shoots are put out at least a year in advance and since the current agreement ends at the end of 2023, the extension now would allow him to bid those shoots.

No public comment was received.

Member Park moved/Member Reed seconded to approve to extend the Trap & Skeet lease agreement until December 2026. Motion carried (5-0), Members Young and Mauldin absent.

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM STEEL PRODUCTIONS TO WAIVE THE HORSE PALACE FACILITY RENTAL FEE FOR THE ISAAC FREEMAN BENEFIT ROPING ON APRIL 2, 2023. *FOR POSSIBLE ACTION*

President Bahr introduced the request to waive the Horse Palace Facility rental fee for the event.

Chad Steele was present and asked that the fees be waived for the benefit roping and also informed the Board that 100% of Steele Productions stock charge was being donated. This event is being held the day after SCA's Spring Kick off Rodeo.

No public comment was received.

Vice Chair Hannum moved/Member Reed seconded to approve the request from Steele Productions to waive the Horse Palace facility rental fee for the Isaac Freeman Benefit Roping on April 2, 2023. Motion carried (5-0), Members Young and Mauldin absent.

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM SHAWN SILVA TO EXTEND THE ELKO JR/HS RODEO CLUB PRACTICE NIGHTS FOR AN ADDITIONAL EIGHT WEEKS DUE TO WEATHER. *FOR POSSIBLE ACTION*

President Bahr stated that the Board previously approved waiving the light fees for all practices from October through March.

Member Reed commented that the team is unable to practice outside because of the ground conditions and weather.

Public Comment:

Chad Steele commented that the HS Rodeo group wanted to have a pen/corral at the HP donated for livestock for their practices. It was discussed that that was beyond the scope of the agenda item and they could request that separately.

Member Park moved/Chair Featherston seconded to approve the request from Shawn Silva to extend the Elko JR/HS Rodeo Club practice nights for an additional eight weeks due to weather waiving the light fees. Motion carried (5-0), Members Young and Mauldin absent.

**V. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE RYAN RANCH PASTURE INCLUDING A REVIEW OF PRIOR YEAR PROJECTS AND 2023 PROPOSED PLAN.
FOR POSSIBLE ACTION**

President Bahr provided an overview of previous meetings regarding the Ryan Ranch pasture rental. The Board had asked for pictures of the progress. Jess Jones provided a 2023 plan, pictures of progress and information on mob grazing.

Jess Jones was present via phone. He provided information on removing debris from old trees, dragging the meadows to spread manure, knock down the mole hills, contacting suppliers for fertilizer, seeding the lower meadow with a grass mixture local to the area. He stated that he had confidence that the seed would take with irrigation.

Chair Featherston commented on the fencing issue and containment of animals stressing the urgency to get those repaired. He also had concerns about the mob grazing information without adequate fencing in place. Jess commented that animals are not put into areas that need fixed. President Bahr commented that the sticks need removed from the fence along Palace Parkway and that portion needs to be addressed first.

There was discussion on whether barbed wire may be an option for the pasture. A variance request would need to be submitted to the COA.

It was discussed that the corners of the property would be staked out and that the fence should be repaired prior to May 1st.

Chair Featherston inquired about the weed plan for the pasture. Jess provided information on the mob grazing option. He stated that the noxious weeds are worst between the road and the fence. He stated that the other areas will grow and choke out the weeds with better irrigation and fertilizer. President Bahr commented on the poison hemlock in the pasture and that SCA would maintain between the fence and the road. A spraying timeline was requested. Jess stated that it depended on what was growing and when. Chair Featherston offered his personal commercial sprayer to Jess for use on the pasture.

Further information on mob grazing was discussed and overgrazing could be prevented by moving the horses. Vice Chair Hannum commented that due diligence, such as weekly checks, to make sure the areas are not overgrazed.

Chair Featherston stressed the importance of the highest quality of work on the pasture along with timely completion to keep the Ryan Ranch pasture ecologically pleasing and overgrazing is prevented.

Public Comment:

Carol Evans, BLM retired biologist, commented on the wetland areas of the pasture as well as concerns about grazing. She proposed caring for the desirable plants and that it should be defined what constitutes overgrazing and setup a monitoring program. She would be happy to assist with the program.

Kim Wilkinson, Tract 400, commented that he toured the area in 2020 and that the areas should provide 3000 pounds of forage per acre in wet years and 1000 pounds in dry years. He stated that the area had to be managed for the bad years by removing animals and keeping the meadows wet. He did not agree with fertilizing the pasture and suggested soils testing. He had concerns with irrigation ditches. Jess responded that the water doesn't naturally spread, and the ditches were cleaned out and he had dug and spread manure. He commented that horses wouldn't be put in areas that were newly planted. Mr. Wilkinson also commented on the large hole in the pasture. It was discussed that it was filled in since last year and no water is flowing into that area.

Vice Chair Hannum moved/Member Reed seconded to accept the 2023/2024 plan as presented with discussion of dates for the fence repair, the fertilizer, the mob grazing and all noted changes.

Vice Chair Hannum moved/Member Reed seconded to amend to motion to approve the March 2023/March 2024 plan as presented with discussed changes and dates. Motion carried (4-0), Members Young and Mauldin absent. Member Popp did not vote.

VI. REVIEW AND UPDATE FROM SOUTHWEST GAS REGARDING THE SPRING CREEK EXPANSION PROJECT. FOR POSSIBLE ACTION

Mackenna Velez, SWG, was present. She commented specifically on the repair/restoration needed along the sides of the roads. SWG has done walk-throughs with Canyon and SCA staff and the pipeline restoration crew will address the issues and put the areas back to how they were previous to construction.

She commented that there are limited plumbers in the area and conversions for homes are time consuming and can be costly. They have found many propane leaks during conversions that required repair.

The current construction routes are accessible online and they project to have full expansion from 2026 to 2028.

She provided a PowerPoint presentation to provide an overview of the project and progress. The presentation provided information on cost savings projected at \$1500 per year for residential properties. They feel they are improving safety with their requirements during conversion. They continue to do customer outreach via direct mail. They project they are at least one year behind schedule. They have improved their restoration timeline to 3 weeks after construction.

No public comment was received.

No action was taken.

VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER APPROVING A USAGE AGREEMENT WITH H2GO WATERSPORTS TO PROVIDE WATERSPORTS AT THE SPRING CREEK MARINA. FOR POSSIBLE ACTION

President Bahr stated that H2GO Watersports wanted to provide watersports at the Marina for the summer 2023 season.

Attorney McConnell clarified that the previous agreement was longer term and offered renewals, but this agreement is from April to October 2023.

Floyd Chacon was present and stated that they would like to add additional inflatables and paddle boats and would be selling prepackaged goods in the concessions.

There was general discussion on water quality improvements at the Marina. President Bahr provided an update on new fish that SCA were trying to help with the issue.

Public Comment

Jill Wilkinson, Tract 400, provided positive comments on the program and suggested contacting the Boys and Girls Club to organize outings for the kids at the Marina.

Member Park moved/Vice Chair Hannum seconded approve a usage agreement with H2GO Watersports at the Spring Creek Marina. Motion carried (4-0), Members Young, Mauldin and Popp absent.

VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER MOVING FORWARD WITH AN ACTION PLAN REGARDING DEER, INCLUDING A REVIEW OF THE COMMUNITY SURVEY AND NEXT STEPS FOR A MANAGEMENT PLAN AND POSSIBLE APPLICATIONS. FOR POSSIBLE ACTION

President Bahr introduced the item and provided information on the survey provided to the community for feedback on the mule deer.

Sam Sanders was present and commented that the survey demonstrates significant damages and concerns with the deer in the community. He stated that there needed to be increased enforcement of not feeding the deer as it is unlawful. He stated that a depredation permit could be applied for with the information and that feed trapping and relocation was not an option. The benefits from depredation would be the opportunity to disease sample those animals.

Tom Donham, NDOW, was present, and was asked what an acceptable number of deer for the area. He stated that it was up to the community that would alleviate the damage. He suggested a good management plan with removing food subsidies for the animals with adding in rules regarding feeding into the COA rules. He provided information that NDOW gives a written warning and then a citation with a fee up to \$750 for feeding. He agreed that trap and relocate was not a good option with the possibility of chronic wasting disease.

Tom Donham stated that the management plan would need to be completed prior to applying for the depredations permit. All avenues need to be considered prior to the agency allowing a depredation permit. The plan could include another survey to have the community help decide how many is too many along with getting an estimate of how many are in Spring Creek proper. He stated that he would be available in an advisory role.

There was general Board discussion regarding their personal damage caused by the deer on their properties and the importance of testing any animals taken with the depredation permit and to investigate options for donating any meat.

Public Comment

Paddy Legarza, Tract 400, commented that the deer have gotten much worse and she regularly had 7-12 per day in her yard.

Chair Park moved/Vice Chair Hannum seconded to move forward with the development of

next steps for a management plan for the deer. Motion carried (4-0), Members Young, Mauldin, and Popp absent.

IX. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REVIEW THE GOLF PROFESSIONAL'S GOLF COURSE PLAN AND OBJECTIVES FOR 2023.

FOR POSSIBLE ACTION

President Bahr introduced the golf course plan and objectives provided by Golf Pro, Andrew Collins.

Andrew was present and provided a general outline of the plan including the mission statement, inventory management, staffing, Operation 36, the implementation of a marshal to control pace of play, and a concentration on a lady's program, a schedule of tournaments and nightly leagues.

No public comment was received.

Vice Chair Hannum moved/Member Reed seconded to accept the Golf Professional's golf course plan and objectives for 2023. Motion carried (4-0), Members Young, Mauldin and Popp absent.

X. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER PURCHASING A 2010 125 DJT DURAPATCHER FOR ROAD REPAIRS.

FOR POSSIBLE ACTION

President Bahr provided background for the item by discussing the road issues caused by the winter and Elko County's Emergency Declaration. We are hoping to receive funding for road repairs. If approved, the plan would be to have two crews working to patch the roads. She also stated that staff has been looking into alternatives, such as purchasing a tanker truck, to be able to cut down on the number of trips needed to get patch oil.

Vice Chair Hannum stated that this was a good price for this unit.

No public comment was received.

Member Reed moved/Member Park seconded to purchase a 2010 125 DJT Durpatcher from Superior Services for \$15,000. Motion carried (4-0), Members Young, Mauldin and Popp absent.

XI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO SELECT A CONTRACTOR FOR THE DESIGN BUILD HORSE PALACE ELECTRICAL AND SOUND SYSTEM PROJECT UTILIZING ARPA FUNDS.

FOR POSSIBLE ACTION

President Bahr stated we had received 3 submittals for the HP electrical and sound upgrade.

Vice Chair Hannum commented that we received proposals from RAM Enterprises, Quantum Electric and NNE and that all companies have the necessary licenses and ability to complete the design build project. He reminded the Board that this portion was not focused on price, but on their qualifications.

Member Park inquired on which was the best value since they are all qualified. It was

discussed that RAM covered most of the project in the proposed budget that others had not. Chair Featherston pointed out that Quantum's included detailed engineering. There were concerns with exclusions, especially the cost for NV Energy from all contractors.

No public comment was received.

Member Park moved/Member Reed seconded to select Quantum Electric for the design build Horse Palace electrical and sound system project utilizing ARPA funds. Motion carried (4-0), Members Young, Mauldin and Popp absent.

XII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO SELECT A CONTRACTOR FOR THE DESIGN BUILD HORSE PALACE ROOF, WALLS AND HEATING PROJECT UTILIZING ARPA FUNDS. FOR POSSIBLE ACTION

President Bahr stated that we had received 3 submittals for the roof, walls and heating Horse Palace upgrades.

Vice Chair Hannum commented that we received proposals from Braemar Construction, Ormaza Construction and Shell Creek Construction. He stated that all companies have the necessary licenses and ability to complete the design build project.

There was general Board discussion on each contractor.

There was no public comment received.

Member Park moved/Member Reed seconded to select Braemar Construction for the design build Horse Palace roof, walls and heating project utilizing ARPA funds. Motion carried (4-0), Members Young, Mauldin and Popp absent.

XIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO WRITE A LETTER OF SUPPORT FOR THE ELKO TRAIL SYSTEM INITIATIVE. FOR POSSIBLE ACTION

President Bahr introduced the item and stated that SCA was asked for a letter of support for the Elko Trail System initiative.

Leslie Creel was present via phone and asked for the Board's support for the grant. She discussed the trail system from Carlin to Lamoille and there has been a lot of support from counties and the mines.

No public comment was received.

Member Park moved/Vice Chair Hannum seconded to approve writing a letter of support for the Elko Trail System Initiative. Motion carried (4-0), Members Young, Mauldin and Popp absent.

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

President Bahr stated that at the previous meeting, the Board had set the date for the annual meeting, but a time and location was not specified at the time. According to our Bylaw, the time and location must also be set for the meeting. The location suggested was the Fairway Community Center with the barbecue starting at 11am and the meeting starting at 12pm.

No public comment was received.

Vice Chair Hannum moved/Chair Featherston seconded to set the time and location for the Annual Property Owner Meeting as 401 Fairway Blvd at 11am for the barbecue and 12pm for the meeting. Motion carried (4-0), Members Young, Mauldin and Popp absent.

XV. COMMITTEE OF ARCHITECTURE

A. COA REPORTS

NON-ACTION ITEM

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

XVI. APPROVAL OF MINUTES:

FOR POSSIBLE ACTION

February 22, 2023, Regular Meeting Minutes

Member Park moved/Vice Chair Hannum seconded to approve the February 22, 2023, Regular Meeting Minutes as presented. Motion carried (4-0), Members Young, Mauldin and Popp absent.

XVII. ACCEPT FEBRUARY 2023 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.

FOR POSSIBLE ACTION

Treasurer Austin-Preston provided general comment on the report.

Vice Chair Hannum moved/Member Reed seconded to accept the February 2023 Assessment and Legal Receivable reports as presented. Motion carried (4-0), Members Young, Mauldin and Popp absent.

XVIII. ACCEPT FEBRUARY 2023 FINANCIAL REPORTS.

FOR POSSIBLE ACTION

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

Member Reed moved/Vice Chair Hannum seconded to accept the February 2023 financial reports as presented. Motion carried (4-0), Members Young, Mauldin and Popp absent.

XIX. MEETING SCHEDULE

NON-ACTION ITEM

The next Regular Board of Directors meeting is scheduled for Wednesday, April 26, 2023, at 5:30pm. The meeting may be held telephonically.

XX. PUBLIC COMMENT

ACTION SHALL NOT BE TAKEN

Chad Steele thanked the Board for their continued support and help at the Horse Palace.

XXI. ADJOURNMENT

The meeting adjourned at 8:53 p.m.