



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Board of Directors
Wednesday, September 27, 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: Kelly DiLulo (Tract 100), Jody Atkin (Tract 200), Randy Mauldin (Tract 300), Chair John Featherston (Tract 400)

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

ABSENT:

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.

Sherry Davis, Governor's Office of Economic Development was present and provided background to her availability to assist SCA in future projects as well as outlined her involvement in the current SCA strategic plan.

II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A REQUEST TO WAIVE 3 HOURS PER NIGHT LIGHT FEES FROM OCTOBER 2023 TO MARCH 2024 FOR THE HORSE PALACE PRACTICE SESSIONS. *FOR POSSIBLE ACTION*

Treasurer Austin-Preston provided the background for the item that the HP groups were requesting the Board waive 3 hours of lights from October 2023 to March 2024 for their practice nights.

Public Comment:

Robbin Rowley provided a comment to thank the Board for their continued support and upgrades at the Horse Palace.

Vice Chair Hannum moved/Member Reed seconded to approve waiving 3 hours per night light fees from October 2023 to March 2024 for the Horse Palace practice sessions.. Motion carried (7-0).

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE HORSE PALACE PRACTICE NIGHT SCHEDULE. *FOR POSSIBLE ACTION*

Treasurer Austin-Preston provided background on the proposed practice schedule. All of the groups that utilize the Horse Palace during the winter months were contacted and approved of the proposed schedule. Volunteers will be required to secure the Horse Palace and make sure the lights are turned off.

Sunday – Dummy/Sled Roping
Monday – Open Riding with Obstacles
Tuesday – HS Rodeo
Wednesday – HS Rodeo
Thursday – Open Riding without Obstacles
Friday – Open Roping
Saturday – Bring your own steers

No public comment was received.

Vice Chair Hannum moved/Member Reed seconded to approve the Horse Palace Practice Night Schedule as proposed. Motion carried (7-0).

IV. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF THE SCA STRATEGIC PLAN FOR 2023-2028 PRESENTED BY FRED STEINMANN, UNR. *FOR POSSIBLE ACTION*

President Bahr provided background that the Strategic Plan has been finalized. Fred Steinmann, UNR, was present and provided a presentation on the plan. He provided a review of the process that included workshops with the property owners, staff, Board, community

meetings and one on one meetings.

The plan includes the Core values of SCA, the Mission Statement, Vision Statement, Strategic Goals, Objectives, and Actionable Items.

The plan will be available to the public on SCA's website.

No public comment was received.

Chair Featherston moved/Member DiLulo seconded to approve the SCA Strategic Plan for 2023 through 2028 as presented. Motion carried (7-0).

V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE PURCHASE OF ROAD SAND FOR THE WINTER SEASON. *FOR POSSIBLE ACTION*

President Bahr introduced the item for purchasing sand for the winter season. She stated that we had sent the request to many local vendors, but had only received one response from Ruby Mountain Rock & Ready Mix.

The Board had general discussion on the product previously used from that facility and it was stated that the sand would be washed to prevent the clumping previously experienced.

No public comment was received.

Vice Chair Hannum moved/Member Atkin seconded to approve the purchase of road sand for the winter season from Ruby Mountain Rock & Ready Mix as presented. Motion carried (7-0).

VI. REVIEW, DISCUSSION AND FIRST READING TO REVISE BOARD OF DIRECTOR POLICIES TO INCREASE THE LIMIT FROM \$5,000 TO \$7,500 FOR NON-BUDGETED CAPITAL ITEMS, CHECK SIGNATURES, AND COMPETITIVE BIDDING PROCEDURES. *FOR POSSIBLE ACTION*

President Bahr introduced the item for increasing the limit from \$5,000 to \$7,500 for non-budgeted capital items, check signatures, and competitive bidding procedures. It was previously discussed during Board meetings that this limit should be increased due to inflationary reasons.

Attorney McConnell stated that the amounts were changed in the policy as well as other language that bring the policy more in line with current practice. This would be the first reading of the policy unless changes are suggested and it would come back for an additional first reading.

There was general Board discussion that the increase should be considered for \$10,000 instead of \$7,500.

Public Comment:

Elex Vavrck, Tract 100, commented that he believes \$10,000 would be more appropriate as there can be large repairs over \$5,000 that are time sensitive.

No action was taken. The item will come back for an additional first reading at the next meeting.

VII. 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 418 BRENT DR (202-029-033) 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. There has been no contact from the property owner.

No public comment was received.

Member DiLulo moved/Member Popp seconded to refer the violations at 418 Brent Dr (202-029-033) to legal counsel and uphold the fine. Motion carried (7-0).

C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 522 BRENT DR (202-020-008) 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. The last contact was in June 2023.

Public Comment:

Larry Carter was present and stated that he had repaired the fence, but he is still working on the house.

President Bahr commented that in June 2021, there were 18 vehicles and asked whether the registrations had been provided.

Secretary Duncan stated that the top of the fence was falling over and that the cars either need to be licensed or removed.

No action was taken. The item was tabled.

D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 369 BUFFSIDE CT (201-004-035) 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 property owners have been in contact with a plan to resolve the violations and she recommended sending to back to the COA for monitoring.

No public comment was received.

Member Reed moved/Member DiLulo seconded to send the violations at 369 Buffside Ct (201-004-035) back to the COA. Motion carried (7-0).

E. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 534 CROYDON DR (101-005-024) 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 contacted the office today.

No public comment was received.

No action was taken. The item was tabled.

F. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 548 DIAMONDBACK DR (301-003-008) 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 July 2021. There has been some contact and improvement at the property.

No public comment was received.

No action was taken. The item was tabled.

G. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 261 EDGEBROOK DR (106B-005-021) 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 July 2020. The property remains in violation.

No public comment was received.

Vice Chair Hannum moved/Member Popp seconded to refer the violation at 261 Edgebrook Dr (106B-005-021) to legal counsel and uphold the fine. Motion carried (7-0).

H. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 593 EMPRESS DR (202-036-004) 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. There was contact in July and providing resources to help with the violations. The property remains in violation.

No public comment was received.

Member DiLulo moved/Member Reed seconded to refer the violations at 593 Empress Dr (202-036-004) to legal counsel and uphold the fine. Motion carried (7-0).

I. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 672 HOLIDAY DR (202-003-017) 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. Contact was made with the father of the property owner and they intend to start painting this weekend.

No public comment was received.

No action was taken. The item was tabled.

J. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 511 LYNX DR (202-018-060) 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. There was contact made by the property owner in September and they were given resources to help with the violations. The property remains in violation.

No public comment was received.

Member DiLulo moved/Member Popp seconded to refer the violations at 511 Lynx Dr (202-018-060) to legal counsel and uphold the fine. Motion carried (7-0).

K. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 304 OAKSHIRE DR (106A-003-016) 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 2022. The conex is not permitted and does not meet setbacks.

No public comment was received.

Member Atkin moved/Member Reed seconded to refer the violations at 304 Oakshire Dr (106A-003-016) to legal counsel and uphold the fine. Motion carried (7-0).

L. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 682 SPRING VALLEY PKWY (202-009-065) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since May 2019. The last contact with the property owner was in 2021.

No public comment was received.

Member DiLulo moved/Member Popp seconded to refer the violations at 682 Spring Valley Pkwy (202-009-065) to legal counsel and uphold the fine. Motion carried (7-0).

M. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 924 SPRING VALLEY PKWY (202-029-027) 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 2021.

The violations have been corrected and recommend dismissing the violations.

No public comment was received.

Member Atkin moved/Member DiLulo seconded to dismiss the violations at 924 Spring Valley Pkwy (202-029-027). Motion carried (7-0).

N. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 843 WHITE OAK DR (402-003-011) 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 July 2021. The property remains in violation.

No public comment was received.

Member Atkin moved/Member Reed seconded to refer the violations at 843 White Oak Dr (402-003-011) to legal counsel and uphold the fine. Motion carried (7-0).

VIII. APPROVAL OF MINUTES: FOR POSSIBLE ACTION

A. August 23, 2023, Regular Meeting Minutes

Vice Chair Hannum moved/Member Atkin seconded to approve the August 23, 2023 Regular Meeting Minutes as presented. Motion carried (5-0-), Members Popp & Reed abstained.

IX. ACCEPT AUGUST 2023 ASSESSMENT AND LEGAL RECEIVABLE REPORTS. FOR POSSIBLE ACTION

Treasurer Austin-Preston provided general comment on the report.

Vice Chair Hannum moved/Member DiLulo seconded to accept the August 2023 Assessment and Legal Receivable reports as presented. Motion carried (7-0).

X. ACCEPT AUGUST 2023 FINANCIAL REPORTS. FOR POSSIBLE ACTION

Treasurer Austin-Preston and President Bahr provided general updates.

Vice Chair Hannum moved/Member Popp seconded to accept the August 2023 financial reports as presented. Motion carried (7-0).

XI. MEETING SCHEDULE NON-ACTION ITEM

The next Regular Board of Directors meeting is scheduled for Wednesday, October 25, 2023, at 5:30pm. The meeting may be held telephonically.

XII. PUBLIC COMMENT ACTION SHALL NOT BE TAKEN

Vice Chair Hannum provided comment on the oil storage tank arrival. He also commented on the need for reflective tags on the fence.

There was general discussion on the Ryan Ranch fence and haying at the Ryan Ranch.

The Horse Palace grand reopening is scheduled for October 5, 2023 at 12pm.

XIII. ADJOURNMENT

The meeting adjourned at 7:12 p.m.