



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Board of Directors
Wednesday, November 12, 2025, 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: Chair Kelly DiLulo (Tract 100), Jody Atkin (Tract 200), Vice Chair Randy Mauldin (Tract 300), John Featherston (Tract 400)

At-Large Members: Kevin Martindale, Pat Whitson & Karl Young

ABSENT:

CORPORATE OFFICERS PRESENT: SCA President Bahr, SCA Treasurer Austin-Preston

CORPORATE ATTORNEY: Katie McConnell

CALL TO ORDER: Chair Kelly DiLulo called the meeting to order in person and telephonically at 5:31 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 CONSIDER A USAGE AGREEMENT WITH FOUR STONES FARM FOR A GARDEN SOIL PROCESSING AREA NEAR THE HORSE PALACE. *FOR POSSIBLE ACTION*

President Bahr introduced the item that Four Stones Farms is proposing to use the manure pile at the Horse Palace and a land area near the stalls for a garden soil processing area.

John Featherston, owner, was present and provided background on the Four Stones Farm that it is family operated farm with hoop houses for plants and produce. He proposes an agreement to process the garden soil on site arranged in wind rows for \$100 per month for a one year agreement.

Clarification was provided by Attorney McConnell that competitive bidding is not required for SCA and the Board does have the ability to accept the proposal.

Public comment:

Elex Vavrck, Tract 100, commented that this would address the problem with properly processing the waste.

Member Whitson moved/Member Atkin seconded to approve the agreement with Four Stones Farm for a 1 year term with \$100 per month rent for a garden soil processing area near the Horse Palace. Motion carried (6-0-1), Member Featherston abstained.

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER TRADING OUR 2005 F750 DUMP TRUCK (#23) TO PURCHASE A 2010 FREIGHTLINER TRUCK FOR USE FOR THE ROAD DEPARTMENT ACTIVITIES. *FOR POSSIBLE ACTION*

President Bahr introduced the item that we had the opportunity to trade in our #23 F750 Dump truck for 2010 Freightliner for a cost of \$37,000 that included a \$10,000 trade in.

There was general discussion on the vehicle and specifications.

No public comment was received.

Member Featherston moved/Member Atkin seconded trade our 2005 F750 Dump Truck (#23) to purchase a 2010 Freightliner truck for use in the Road Department for \$37,000 using carry-forward funds. Motion carried (7-0).

IV. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF A MEMORANDUM OF UNDERSTANDING WITH ELKO COUNTY REGARDING MAINTENANCE OF THE PARKWAYS IN SPRING CREEK. *FOR POSSIBLE ACTION*

President Bahr introduced the item that we are proposing a memorandum of understanding with Elko County for them to take over the maintenance of the Parkways. It was discussed that the County has removed the \$190,000 RTC funds that have been previously allocated to SCA and this MOU would help augment that loss of funding. She also discussed the new

diesel tax that was imposed and if SCA were a town/city that it could be approximately \$600,000 a year in funding.

The County offered to take over the Parkways for a 10 year project cycle. There were discussions with the County regarding un-dedicating the roads and considering franchise fees. The road dedications would have to go back to the members for sales and appraisal.

President Bahr provided further comment on the County's discretionary funds and that we are currently working with a grant writer.

Specifics of the agreement were discussed including the necessity of all Parkways being on the list, specifically adding Country Club Parkway and Parkridge Parkway. That the maintenance of the road and the snow removal procedures would have to be agreed to and performed as a 24 hour services as SCA currently provides.

No public comment was received.

No action was taken.

V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER SETTING THE DATE, TIME AND LOCATION FOR THE ANNUAL MEETING OF MEMBERS FOR 2026 PURSUANT TO BYLAW 4.1. **FOR POSSIBLE ACTION**

President Bahr introduced the item that we are asking the Board to set the date, time and location for the Annual Meeting of the Members for 2026 pursuant to Bylaw 4.1. Staff is requesting the Board set the date now so it can be included on the annual mailing for the property owners.

Staff is suggesting Saturday June 6, 2026.

No public comment was received.

Member Martindale moved/Member Featherston seconded to set the date of the Annual Meeting of the Members as June 6, 2026 to be held at the Fairway Community Center.

Member Martindale moved/Member Featherston seconded to set the date of the Annual Meeting of the Members as June 6, 2026 to be held at the Fairway Community Center for an 11am barbecue and a 12pm meeting. Motion carried (7-0).

VI. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF THE 2026 SPRING CREEK ASSOCIATION BUDGET. **FOR POSSIBLE ACTION**

President Bahr introduced the budget and proposed increase to the assessments to balance the budget as \$3.00 per month. She comments on the water increases specifically causing over \$2.00 of the increase needed.

There was general Board and staff comment on specific line items and options for decreasing the amount needed such as decreasing the mileage of roads to be chipped.

Public Comment:

Jim Carragher, Tract 100, commented that during the audit report it was stated that the Association was in good shape financially.

Member Featherston moved /Member Atkin seconded to approve the 2026 budget as presented with an increase of \$3.00 per month from \$83 per month to \$86 per month. Motion carried (7-0).

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 CONSIDER AN APPOINTMENT TO THE COMMITTEE OF ARCHITECTURE VACANCY FOR THE REMAINDER OF THE TERM UNTIL DECEMBER 31, 2025.

FOR POSSIBLE ACTION

No action was taken

C. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF APPOINTMENT TO THE COMMITTEE OF ARCHITECTURE FOR ONE-YEAR TERMS COMMENCING JANUARY 1, 2026.

FOR POSSIBLE ACTION

President Bahr introduced the item that the Board typically appoints the COA members for 1 year terms. There are currently 5 applicants for the Committee for 2026 – Elex Vavrck, Alan Kimbrell, Tamara Baker, Elisa Liebelt, and Brittiney Hinkley.

Alan Kimbrell and Elex Vavrck were present and provided comment that they were seeking reappointment to the committee and commented generally on the position. Tamara Baker was seeking her initial appointment to the Committee and provided her background in environmental permitting.

Member Featherston moved/Member Martindale seconded to appoint Elex Vavrck, Alan Kimbrell, Tamara Baker, Elisa Liebelt, and Brittiney Hinkley to the Committee of Architecture for a one year term for 2026. Motion carried (7-0).

D. VIOLATIONS – CONSENT AGENDA

FOR POSSIBLE ACTION

Items may be taken individually for consideration or may be taken as a group by the Board of Directors

Chair DiLulo moved/Member Martindale seconded to dismiss the violations for item #2. Motion carried (7-0).

1. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 492 LYNX DR (202-019-009) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

Secretary Duncan stated that the property has been in violation since February 2025. Property owner Amber Moon was present and stated that they have gotten a shed and plan to move the conex. She was provided some options on companies to move the conex.

No public comment was received.

Member Featherston moved/Member Atkin seconded to give the property

owner at 492 Lynx Drive (202-019-009) an additional month to allow time for the container to be moved.

Member Featherston amended/Member Atkin seconded to give the property owner at 492 Lynx Drive (202-019-009) until the next Board meeting to allow time for the container to be moved. Motion carried (7-0).

2. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 460 JASPER DR (202-018-035) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

VIII. CONSENT AGENDA

Items may be taken individually for consideration or may be taken as a group by the Board of Directors. FOR POSSIBLE ACTION

Treasurer Austin-Preston provided an overview of each of the reports within the consent agenda.

- A. **APPROVAL OF MINUTES:**
October 22, 2025 Regular Meeting Minutes
- B. **ACCEPT OCTOBER 2025 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.**
- C. **ACCEPT OCTOBER 2025 FINANCIAL REPORTS.**

No public comment was received.

Member Martindale moved/Member Atkin seconded to approve the consent agenda as presented. Motion carried (7-0).

IX. MEETING SCHEDULE

NON-ACTION ITEM

The next Regular Board of Directors meeting is scheduled for Wednesday, December 10, 2025, at 5:30pm. The meetings may be held telephonically.

X. PUBLIC COMMENT

ACTION SHALL NOT BE TAKEN

No public comment was received.

ADJOURNMENT

The meeting adjourned at 7:20 p.m.