



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Board of Directors
Wednesday, February 25, 2026, 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) via phone, Jody Atkin (Tract 200), Vice Chair Randy Mauldin (Tract 300), John Featherston (Tract 400)

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

ABSENT: None

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 5:30 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 CONSIDER A REQUEST FROM SPRING CREEK HIGH SCHOOL FBLA REGARDING THE DONATIONS RECEIVED FROM CHRISTMAS AT THE MARINA. FOR POSSIBLE ACTION

President Bahr introduced the item that the Spring Creek FLBA had assisted with the Christmas at the Marina event. They are requesting the donation back to FBLA of the funds received for the event.

Mrs. Buttars, FBLA advisor, and Adley Bladwin, President of FBLA, were present. They stated that all members and officers for FBLA were there to help set up visuals and provided donated hot chocolate and cookies at the event. They are requesting the donations of the funds raised for the event for their program. They plan to use the funds raised at the event to help pay for expenses for their State competition.

No public comment was received.

Member Featherston moved/Member Atkin seconded to donate \$850 to the Spring Creek High School FBLA from donations received from Christmas at the Marina. Motion carried (7-0).

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A CONTRACT EXTENSION FOR GERALD MATYS FOR THE TRAP & SKEET AGREEMENT ENDING DECEMBER 31, 2026. FOR POSSIBLE ACTION

President Bahr introduced the item that Gerald Matys was requesting an extension to his agreement for the Trap & Skeet through December 2028.

Gerald Matys was present and stated that he is planning to have the Nevada State Sporting Clay championship next year at the Trap & Skeet and would like to extend his agreement through 2028.

No public comment was received.

Member Featherston moved/Member Atkin seconded to approve the contract extension with Gerald Matys for the Trap & Skeet for 2 additional years ending December 31, 2028. Motion carried (7-0).

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING VENDOR REVIEW AND LOCAL PROCUREMENT STRATEGY AND TO PROVIDE DIRECTION TO STAFF ON WHICH SERVICES TO REVIEW, REBID, OR SEEK ALTERNATIVE PROPOSALS. FOR POSSIBLE ACTION

President Bahr introduced the item seeking the Board's comment and suggestion regarding local procurement strategies. This process will look at all vendors for SCA with a focus on reasonable pricing with the Spring Creek valley and Elko being a first priority.

AJ Hull, Edward Jones, is a Spring Creek resident and would be interested in providing the

financial advisor services for the SCA 401K program. He provided his background, his availability to participants and educations seminar options for staff.

There was further Board discussion on electrical contractors, IT services, vehicle maintenance and tire options, building maintenance options (including hoods, ducts, plumbing, HVAC and pest control), fencing, glass, sanitation, and financial services.

President Bahr stated that any information and changes would be presented at a future meeting and we could move forward with any vendor changes.

No public comment was received.

No action was taken.

V. COMMITTEE OF ARCHITECTURE

A. COA REPORTS

NON-ACTION ITEM

Secretary Duncan provided background on the COA reports, violations, and revenues.

B. 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

- 1. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 373 FAIRWAY LN (106A-004-033) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

Secretary Duncan stated that this property has been in violation since June 2025. The property was reviewed and is not in compliance.

Chair DiLulo moved/Member Atkin seconded to refer the violations at 373 Fairway Ln (106A-004-003) to legal counsel for further action and uphold the fine. Motion carried (7-0).

VI. CONSENT AGENDA

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

FOR POSSIBLE ACTION

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

A. APPROVAL OF MINUTES:

January 28, 2025 Regular Meeting Minutes

B. ACCEPT JANUARY 2026 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.

C. ACCEPT JANUARY 2026 FINANCIAL REPORTS.

No public comment was received.

Member Featherston moved/Member Atkin seconded to approve the consent agenda as presented. Motion carried (6-0-1), Member Featherston abstained.

VII. MEETING SCHEDULE

NON-ACTION ITEM

The next Regular Board of Directors meeting is tentatively scheduled for Wednesday, March 25, 2026, at 5:30pm. The meetings may be held telephonically.

VIII. PUBLIC COMMENT

ACTION SHALL NOT BE TAKEN

Vice Chair Mauldin commented on a letter received regarding a rezoning application in the 300 Tract from Agricultural Residential to Open Space. Attorney McConnell provided clarification on spot zoning, zoning designations, and permitted and conditional uses of specific zoning designations. She also provided background on the differences between home occupations and commercial enterprises that an activity cannot be a permitted or conditional use in any other zoning to be allowed.

There was also general discussion on the proposed Memorandum of Understanding with Elko County for the Parkways in Spring Creek. It will be a future agenda item.

ADJOURNMENT

The meeting adjourned at 6:29 p.m.