



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Board of Directors
Wednesday, August 26, 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), Jody Atkin (Tract 200), Vice Chair Randy Mauldin (Tract 300),

At-Large Members: Pat Whitson & Karl Young

ABSENT: John Featherston (Tract 400), Kevin Martindale (At-Large)

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

CORPORATE ATTORNEY: Katie McConnell

CALL TO ORDER: Chair 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 RENEWING THE HORSE PALACE CONCESSIONS AGREEMENT FOR 2 YEARS PURSUANT TO THE CURRENT AGREEMENT WITH OLD TIMEY ICE CREAM. *FOR POSSIBLE ACTION*

President Bahr introduced the item that Old Timey Ice Cream is requesting a two year extension on the current agreement for the Horse Palace Concessions.

Jennifer Morreale was present and commented on the good partnership she has had with SCA and that she is currently in good standing under the agreement. She is asking for a two year extension with the same contract terms. There was further discussion regarding concrete and shade structures in the area that will be considered during the budget discussions.

No public comment was received.

Member Young moved/Member Atkin seconded to approve the renewal and extension of the Horse Palace Concessions agreement for 2 years pursuant to the current agreement with Old Timey Ice Cream. Motion carried (5-0), Members Featherston and Martindale absent.

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM THE ELKO COUNTY HIGH SCHOOL RODEO CLUB TO WAIVE LIGHT FEES FOR THEIR WINTER PRACTICES FROM OCTOBER THROUGH MAY 2027 AND TO CONSIDER 3 NIGHTS INSTEAD OF 2 NIGHTS. *FOR POSSIBLE ACTION*

President Bahr introduced the item that Elko High School Rodeo Club is requesting the Board waive lights for their winter practice nights from October through May and to consider adding an additional night of practices. They have previously requested 2 nights and this request is for 3 nights and extending beyond March into May of 2027.

Trent Whitaker, Elko High School Rodeo, was present and commented on whether an additional night was available. It was determined that all nights of the week are currently being used. He commented that they were asking for additional months because of the possibility of bad weather in April and May.

There was staff and Board discussion on the need for open riding availability for the Property Owners as well as allowing practice nights. There was additional discussion on the opportunity for volunteerism from the High School Rodeo to help offset the costs of waiving light fees.

Trent Whitaker commented that the High School Rodeo insurance only allows for those affiliated with High School Rodeo to participate on those nights.

No public comment was received.

Public comment:

Chad Steele commented that Trent Whitaker as the Director of High School Rodeo is always

present and the kids always have adult supervision and parent volunteers.

Jodie Withers commented that the addition of 2 months to their practice night schedule could interfere with regular users of the facility.

Jennifer Morreale commented that the clubs that have adult volunteers have fewer issues than those with unsupervised kids.

President Bahr provided comments on the items that are expected of all groups that are using the facility including required forms, all riders must have a Horse Palace pass, all doors must be secured, and lights must be turned off, and each group is responsible for cleaning up after its practice including removing manure, cleaning the arena and bleacher areas, picking up all trash and leaving the facility in good condition for the next users.

Member DiLulo moved/Member Atkin seconded to approve waiving light fees for 2 practice nights for Elko County High School Rodeo from October through March and to consider future negotiation with staff for additional months March through May 2027. Motion carried (5-0), Members Featherston and Martindale absent.

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM THE GREAT BASIN COLLEGE RODEO CLUB TO JOIN ELKO COUNTY HIGH SCHOOL RODEO CLUB ON THEIR PRACTICE NIGHTS FROM OCTOBER THROUGH MAY 2027.
FOR POSSIBLE ACTION

President Bahr introduced the item that Great Basin Rodeo Club would like to combine with Elko County High School Rodeo Club on their practice nights.

Trent Whitaker, HS Rodeo, and Kevin Keipp, GBC Advisor, were present and commented that Great Basin College Rodeo Club does have their own additional insurance and would like to join the practice nights at the Horse Palace with High School Rodeo.

No public comment was received.

Member Whitson moved/Chair DiLulo seconded to allow Great Basin College Rodeo Club to join in the Elko County High School Rodeo Club Practice nights for 2 nights a week from October through March 2027. Motion carried (5-0), Members Featherston and Martindale absent.

V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM JODY WITHERS TO WAIVE LIGHT FEES AT THE HORSE PALACE FOR WINTER OPEN RIDING ON MONDAY AND THURSDAY EVENINGS FROM 5-8PM FROM OCTOBER THROUGH MARCH 2027.
FOR POSSIBLE ACTION

President Bahr introduced the item that Jody Withers was requesting the Board to waive light fees at the Horse Palace for winter open riding on Monday and Thursday evenings from 5-8pm from October through March 2027.

Jody Withers was present and stated that one night is open riding and the other night offers obstacles such as barrels and poles.

No public comment was received.

Member Whitson moved/Member Atkin seconded to approve Jody Wither's request to waive light fees at the Horse Palace for winter open riding on Monday and Thursday evenings from 5-8pm from October through March 2027. Motion carried (5-0), Members Featherston and Martindale absent.

VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM CHAD & KATIE STEELE, STEELE PRODUCTIONS, TO WAIVE LIGHT FEES AT THE HORSE PALACE FOR OPEN ROPING ON FRIDAY EVENINGS AND ONE ADDITIONAL EVENING FOR DUMMY/SLED ROPING FROM NOVEMBER THROUGH MARCH 2027.

FOR POSSIBLE ACTION

President Bahr introduced the item that Chad & Katie Steele, Steele Productions were requesting the Board to waive light fees at the Horse Palace for winter open roping on Friday evenings and one additional evening for dummy/sled roping from November through March 2027.

Chad Steele was present and provided background on the Friday open roping nights and the additional dummy/sled night volunteered by the Jackson family. He commented that if there were no volunteers for the Sunday night, it could be opened up for additional open riding or the Sunday night activity could be moved to Friday night if it were available.

No public comment was received.

Member Whitson moved/Member Atkin seconded to approve the request from Chad & Katie Steele, Steele Productions, to waive light fees at the Horse Palace for open roping on Friday evenings from 6-10pm and dummy/sled roping on Sunday nights from 6-8pm from November through March 2027. Motion carried (5-0), Members Featherston and Martindale absent.

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

FOR POSSIBLE ACTION

President Bahr introduced the item that the County has changed the Memorandum of Understanding to a Road Service Agreement and that it needed to be specific with the services provided.

Attorney McConnell commented that the County insists it is a comprehensive road agreement. Member Whitson commented on the need to maintain the roads and right of ways as SCA currently does along with adjustment to their snow plow policy.

Attorney McConnell commented that the Commissioners support a more specific agreement and with the change we would need to have the County's permission to do work on the Parkways listed in the agreement.

It was discussed that the term would be 10 years.

No public comment was received.

No action was taken. The agreement will come back to the Board for approval.

VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING CONCERNS FOR PROPERTY OWNERS WITH MAILBOX AVAILABILITY AND AN ACTION PLAN MOVING FORWARD WITH THE UNITED STATES POSTAL SERVICE. *FOR POSSIBLE ACTION*

President Bahr introduced the item that there are concerns from Property Owners with mailbox availability. She provided background that SCA has never maintained the mailboxes in Spring Creek.

A survey was put out to the Property Owners and many reporting not being able to get a mailbox, extended delays, and commented that they had been told that SCA should be providing additional mailboxes.

President Bahr stated that Attorney McConnell was reaching out to their attorneys specifically because SCA does not own the right of ways where the mailboxes are placed. Those right of way permits were with Elko County. We also plan to reach out to the Governor's office regarding the issue.

No public comment was received.

No action was taken.

IX. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER FORMING A SPRING CREEK CELL TOWER COMMUNITY ADVISORY GROUP. *FOR POSSIBLE ACTION*

President Bahr introduced the item to consider forming a Spring Creek Cell Tower Community Advisory Group. There has been growing frustration with the process for allowing cell towers to be placed and property owners have reached out interested to help in an advisory manner.

The Advisory Group could be a working group that could help throughout the permitting and placement process by considering any code changes that could help, mapping, and requiring co-mingling on towers.

Attorney McConnell clarified that SCA can regulate what towers are allowed within its borders, but it cannot for any areas near or adjacent.

It was then discussed that Elko County was waiting for an FCC ruling regarding tower placement regarding communications for rural areas.

No public comment was received.

Chair DiLulo moved/Member Atkin seconded to approve forming a Spring Creek Cell Tower Community Advisory Group.

Chair DiLulo amended/Member Atkin seconded to approve staff moving forward with a plan to form a Spring Creek Cell Tower Community Advisory Group. Motion carried (5-0), Members Featherston and Martindale absent.

X. 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 119 GLEN BRIER DR (106B-001-019) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.
2. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 119 LAWNDALE DR (104-004-005) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.
3. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 323 PARKCHESTER DR (106A-002-060) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.
4. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 370 LAKEPORT DR (106B-004-030) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.
5. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 392 LAKEPORT DR (106B-004-019) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.
6. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 472 WESTCLIFF DR (201-008-036) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.
7. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 507 SHADYBROOK DR (304-006-020) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.
8. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 742 BRONCO DR (403-017-017) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.
9. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 526 SPRING CREEK PKWY (101-003-022) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.
10. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 559 SPRING VALLEY CT (201-004-012) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.
11. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 570 GALLINAS DR (301-002-022) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.
12. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 797 SPRING VALLEY PKWY (202-005-009) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION

CONSISTENT WITH COA RULES.

Chair DiLulo moved/Member Young seconded to move the consent agenda, items 1, 3, 4, 5, 6, 7, 10, 12 forward to legal counsel for further action and uphold all fines. Motion carried (5-0), Members Featherston and Martindale absent.

Chair Dilulo moved/Member Young seconded to table COA consent agenda items 2, 8, 9, 11. Motion carried (5-0), Members Featherston and Martindale absent.

XI. 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:

1. July 22, 2026 Regular Meeting Minutes

B. ACCEPT JULY 2026 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.

C. ACCEPT JULY 2026 FINANCIAL REPORTS.

No public comment was received.

Member Young moved/Chair DiLulo seconded to approve the consent agenda as presented. Motion carried (5-0), Members Featherston and Martindale absent.

XII. MEETING SCHEDULE

NON-ACTION ITEM

The next Board of Directors meeting is scheduled for September 23, 2026, at 5:30pm.

The meetings may be held telephonically.

XIII. PUBLIC COMMENT

ACTION SHALL NOT BE TAKEN

President Bahr provided information on the USDA working with SCA regarding issues with coyotes within Spring Creek.

Member Young commented on the cost of the fireworks.

ADJOURNMENT

The meeting adjourned at 7:05 p.m.