



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Board of Directors
Wednesday, July 22, 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), John Featherston (Tract 400)

At-Large Members: Kevin Martindale & Karl Young

ABSENT: Pat Whitson

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. ELECTION OF BOARD POSITIONS FOR THE JULY 2026-JUNE 2027 TERM:

- A. Acceptance of nominations and election of a Director to serve as the Chairperson of the Board of Directors.**
 - B. Acceptance of nominations and election of a Director to serve as the Vice-Chairperson of the Board of Directors. **FOR****
- POSSIBLE ACTION**

Nominations were opened for a Director to serve as the Chairperson of the Board of Directors.

Member Young nominated Kelly DiLulo to serve as the Chairperson of the Board of Directors.

No other nominations were made and no public comment was received.

Member Young moved/Member Featherston seconded to nominate Kelly DiLulo for Chairperson of the Board of Directors. Motion carried (5-0-1), Member Whitson absent, Chair DiLulo abstained.

Member Martindale nominated Randy Mauldin to serve as Vice-Chairperson of the Board of Directors.

No other nominations were made and no public comment was received.

Member Martindale moved/Member Atkin seconded to nominate Randy Mauldin for Vice-Chairperson of the Board of Directors. Motion carried (5-0-1), Member Whitson absent, Vice Chair Mauldin abstained.

III. DISCUSSION AND POSSIBLE ACTION TO APPROVE SIGNATURE AUTHORITY TO THE ELECTED 2026-2027 CHAIRPERSON AND VICE-CHAIRPERSON AND TO REMOVE SIGNATURE AUTHORITY FOR THE 2025-2026 CHAIRPERSON AND VICE-CHAIRPERSON FOR SCA ACCOUNTS AT NEVADA STATE BANK, MORGAN STANLEY, ELKO FEDERAL CREDIT UNION AND US BANK. **FOR**

POSSIBLE ACTION

No action was needed on this item as the Chairperson and Vice-Chairperson remained the same as the 2025-2026 year.

IV. REVIEW AND APPRECIATION FOR THE THREE VOLUNTEERS WHO HELPED WITH THE FREEDOM FESTIVAL ON JULY 4, 2026 WITH THE FIREWORKS DISPLAY. **NON-ACTION ITEM**

President Bahr introduced the item to recognize and thank Matt McCord, Rick McCord, and

William Stockseth for their volunteerism and help to ensure that the 4th of July Fireworks were able to be completed. The contractor did not send enough personnel to complete the show, so these volunteers spent countless hours in the heat so that our event could be a success. They were presented gift cards for our appreciation.

No public comment was received.

No action was taken.

V. REVIEW, DISCUSSION, AND POSSIBLE ACTION TO APPROVE THE FIELD LIGHTING PROJECT PLAN FOR SCHUCKMANN'S SPORTS COMPLEX AND CONSIDER SEEKING FUNDING OPPORTUNITIES. *FOR POSSIBLE ACTION*

President Bahr introduced the item to approve the field lighting project plan for Schuckmann's Sports Complex and to consider seeking funding opportunities.

President Bahr commented the committee is comprised of all of the youth athletics groups and together the committee plans to ask NGM for a large donation to start the field lighting project at Schuckmann's for soccer, baseball/softball, and football.

President Bahr went through the provided presentation and commented on the corporate strategy to get donations for the project.

It was suggested to add a mock-up of the fields into the presentation and the long-term investment of the materials that were chosen for the projects.

No public comment was received.

Member Martindale moved/Member Atkin seconded to move forward with finalizing the presentation.

Member Martindale amended/Member Atkin seconded to move forward with finalizing the presentation and approve the project plan for the field lighting at Schuckmann's Sports Complex. Motion carried (6-0), Member Whitson absent.

VI. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE ANNUAL REVIEW OF POLICY 16-001, CONFLICT OF INTEREST. *FOR POSSIBLE ACTION*

President Bahr introduced the item that each year the Board reviews Policy 16-001, Conflict of Interest.

Attorney McConnell went through the policy and outlined each section of the policy for the Board. There have been no changes to the policy and it is before the Board for their annual review.

No public comment was received.

Chair DiLulo moved/Member Featherston seconded to review and accept the annual review of Policy 16-001, Conflict of Interest as present. Motion carried (6-0), Member Whitson absent.

VII. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE ANNUAL REVIEW OF POLICY 07-001, BOARD OF DIRECTORS' AND PRESIDENT'S CODE OF CONDUCT IN REGARD TO ETHICS, DIRECTORS' AND PRESIDENT'S ACTIVITIES AND ACCESS TO INFORMATION. *FOR POSSIBLE ACTION*

President Bahr introduced the item that each year the Board reviews Policy 07-001, Board of Directors' and President's Code of Conduct in regard to Ethics, Directors' and President's activities and Access to Information.

Attorney McConnell reviewed each section of the policy for the Board. There have been no changes to the policy and it is before the Board for their annual review.

No public comment was received.

Chair DiLulo moved/Member Atkin seconded to review and accept the annual review of Policy 07-001, Board of Directors' and President's Code of Conduct in Regard to Ethics, Director's and President's Activities and Access to information. Motion carried (6-0), Member Whitson absent.

VIII. 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 Spring Creek staff and legal continue to work with Elko County to finalize the Memorandum of Understanding for maintenance of the Parkways. Attorney McConnell stated that there is no current update at this time.

No public comment was received.

No action was taken.

IX. 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 245 LYNTHURST LANE (101-005-013) 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 526 ASHCROFT DR (103-005-004) 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 773 PARKRIDGE PKWY (403-017-014) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

Chair DiLulo moved/Member Atkin seconded to move the consent agenda, items 1, 2, and 3 forward to legal counsel for further action and uphold all fines. Motion carried (6-0-1), Member Whitson absent.

X. 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. May 27, 2026 Regular Meeting Minutes
2. June 6, 2026, Annual Property Owner Meeting Minutes

B. ACCEPT MAY & JUNE 2026 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.

C. ACCEPT MAY & JUNE 2026 FINANCIAL REPORTS.

No public comment was received.

Chair DiLulo moved/Member Martindale seconded to approve the consent agenda as presented. Motion carried (5-0-1), Member Featherston abstained, Member Whitson absent.

XI. MEETING SCHEDULE

NON-ACTION ITEM

The next Board of Directors meeting is scheduled for August 26, 2026, at 5:30pm.

The meetings may be held telephonically.

XII. PUBLIC COMMENT

ACTION SHALL NOT BE TAKEN

Members Mauldin raised concerns regarding the 4th of July parade with participants shooting water at the crowd. He asked that there be a policy considered regarding the usage of water at the parade.

Member Young commented on the cost of the fireworks.

ADJOURNMENT

The meeting adjourned at 6:40 p.m.