



**SPRING CREEK ASSOCIATION  
BOARD OF DIRECTORS  
REGULAR MEETING NOTICE**

The Spring Creek Association Board of Directors will hold their Regular Meeting Wednesday, September 24, 2025 at the Spring Creek Association Office, 401 Fairway Blvd, Spring Creek, NV beginning at 5:30 p.m. (PST). There may be a quorum of the Committee of Architecture present at the meeting.

Attached with this Notice is the Agenda for said meeting of the Board of Directors.

This notice is to be posted at the following places no later than September 19, 2025:

**SCA Office-[www.springcreeknv.org](http://www.springcreeknv.org)  
Ridley's Market Community Board  
SCA Horse Palace  
Country Club Shell**

**THE SPRING CREEK ASSOCIATION REGULAR BOARD MEETING FOR SEPTEMBER 24, 2025 WILL BE AVAILABLE VIA ZOOM. THE PUBLIC CAN PARTICIPATE IN THE VIRTUAL MEETING ON A COMPUTER, LAPTOP, TABLET OR SMARTPHONE. THE REGULAR BOARD MEETING ROOM WILL BE ACCESSIBLE TO THE PUBLIC FOR THIS MEETING.**

**The meeting can be accessed by phone by calling:**

**Number: 1-669-900-6833, Meeting ID: 861 3950 1068 Passcode: 412951**

**1-346-248-7799**


**1-253-215-8782**

**1-312-626-6799**

**Or by submitting an e-mail to: [scatreas@springcreeknv.org](mailto:scatreas@springcreeknv.org) by September 19, 2025.**

**NOTICE TO PERSONS WITH DISABILITIES**

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify Spring Creek Association in writing at 401 Fairway Blvd, Spring Creek, Nevada 89815 or by calling (775) 753-6295 at least 48 hours prior to the scheduled meeting.

  
Kristine Austin-Preston  
Corporate Secretary/Treasurer  
September 18, 2025

**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS  
REGULAR MEETING  
WEDNESDAY, SEPTEMBER 22, 2025, AT 5:30 P.M., P.S.T.  
AT THE SPRING CREEK ASSOCIATION OFFICE  
401 FAIRWAY BLVD, SPRING CREEK, NEVADA  
AGENDA**

**Board of Directors**

**Tract**

**Kelly DiLulo-(100), Jody Atkin - (200)**

**Randy Mauldin-(300), John Featherston-(400)**

**At-Large**

**Kevin Martindale, Pat Whitson, Karl Young**

**CALL TO ORDER**

**ROLL CALL**

**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 the 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 on the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.
- II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER AN INTENT TO TERMINATE THE CONCESSIONAIRE AGREEMENT FOR THE GOLF COURSE RESTAURANT AND BAR FROM OGI ON THE GREEN.** ***FOR POSSIBLE ACTION***
- III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A PROPOSAL FROM EXTRA NINE LLC TO PROVIDE CONCESSIONAIRE SERVICES AT THE GOLF COURSE RESTAURANT AND BAR.** ***FOR POSSIBLE ACTION***
- IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A DONATION REQUEST FROM THE ELKO COUNTY HIGH SCHOOL RODEO FOR HALF OF THE STALL REVENUE GENERATED AT THEIR RODEO IN OCTOBER.** ***FOR POSSIBLE ACTION***
- V. REVIEW, PRESENTATION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM DIVERSIFIED CONSULTING SERVICES FOR SCA'S PARTICIPATION IN THE HUMBOLDT RUBIES TRAIL FEASIBILITY STUDY PROCESS.** ***FOR POSSIBLE ACTION***

- VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM JODY WITHERS TO WAIVE LIGHT FEES AT THE HORSE PALACE FROM OCTOBER 2025 THROUGH MARCH 2026 FOR PRACTICE NIGHTS. *FOR POSSIBLE ACTION***
- VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ACCEPT AND APPROVE THE 2024 FINANCIAL AUDIT PREPARED BY EIDE BAILLY, LLP. *FOR POSSIBLE ACTION***
- VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER AN UPDATE TO THE GEESE MANAGEMENT PLAN. *FOR POSSIBLE ACTION***
- IX. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER APPROVING REPAIRS TO THE RYAN RANCH HOUSE AND/OR WELL OR MODIFYING AND/OR TERMINATING THE CURRENT RENTAL AGREEMENT. *FOR POSSIBLE ACTION***
- X. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE PURCHASE OF ROAD SAND FOR THE WINTER SEASON. *FOR POSSIBLE ACTION***
- XI. COMMITTEE OF ARCHITECTURE**
- A. COA REPORTS *NON-ACTION ITEM***
- 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 169 BELLWOOD DR (101-002-045) 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 211 GREENCREST DR (101A-001-044) 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 220 CHARLWOOD DR (101-003-001) 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 255 LAWNDALDE DR (104-001-019) 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 342 LOOKOUT DR (109-007-002) 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 410 LILY PL (202-004-025) 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 565 BUFFSIDE DR (201-005-004) 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 703 AESOP DR (401-017-013) 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 858 THISTLE DR (402-008-015) 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 902 SPRING VALLEY PKWY (202-025-054) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

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

- A. **APPROVAL OF MINUTES:**
  1. August 27, 2025, Regular Meeting Minutes
- B. **ACCEPT AUGUST 2025 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.**
- C. **ACCEPT AUGUST 2025 FINANCIAL REPORTS.**

**XIII. MEETING SCHEDULE** **NON-ACTION ITEM**  
The next Board of Directors meeting is scheduled for October 22, 2025, at 5:30pm.

**XIV. PUBLIC COMMENT** **ACTION SHALL NOT BE TAKEN**  
No action may be taken on a matter raised under this item on the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.

**XV. ADJOURNMENT**

**NOTICE TO PERSONS WITH DISABILITIES**

Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the Board of Directors in writing at: 401 Fairway Blvd; Spring Creek, NV 89815, e-mail [scatreas@springcreeknv.org](mailto:scatreas@springcreeknv.org), or by calling (775) 753-6295.



Declaration of Posting of  
Spring Creek Association  
Board of Director's Meeting Agenda

I, the undersigned do hereby state and return that I received a copy of the Spring Creek Association Board of Director's Regular Meeting Agenda for the September 24, 2025 meeting, a true copy of which is attached hereto, and that I posted a copy of the Agenda at the following public places in County of Elko, State of Nevada as follows:

1. Spring Creek Association Administrative Offices, 401 Fairway Blvd,  
Spring Creek, NV 89815  
Date: 9-19-25 Time: 8:35 am
2. Ridley's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815  
Date: 9-18-25 Time: 6:10 pm
3. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV  
89815  
Date: 9-18-25 Time: 6:30 pm
4. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815  
Date: 9-18-25 Time: 5:50 pm

I declare under penalty of perjury that the foregoing is true and correct.

DATED this 19<sup>th</sup> day of Sept, 2025.

By Kathleen Aubrey Perkins  
Name: Kathleen Aubrey Perkins  
Title: Corp Sec/Treas