



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Board of Directors
Wednesday, November 20, 2024, 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: Kelly DiLulo (Tract 100), Jody Atkin (Tract 200), Randy Mauldin (Tract 300), Chair John Featherston (Tract 400)

At-Large Members: Vice Chair Tom Hannum, Molly Popp (via phone), Jake Reed

ABSENT:

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

CORPORATE ATTORNEY: Katie McConnell

CALL TO ORDER: Chair Featherston 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 APPOINT A MEMBER TO FILL THE AT-LARGE BOARD VACANCY FOR THE REMAINDER OF THE TERM ENDING IN JUNE 2025 PURSUANT TO SPRING CREEK ASSOCIATION BYLAW 5.9.a.

FOR POSSIBLE ACTION

President Bahr introduced the item stating that when there is a vacancy on the Board of Directors, we must advertise in the newspaper two times a week for three weeks. We received one application for the vacant seat from Jake Reed.

No public comment was received.

Member DiLulo moved/Member Atkin seconded appoint Jake Reed to fill the At-Large Board seat for the remainder of the term ending in June 2025. Motion carried (6-0).

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER AN AGREEMENT WITH TRAVIS MAHLKE TO PROVIDE GOLF PROFESSIONAL SERVICES THROUGH A GENERAL MANAGER OF GOLF POSITION.

FOR POSSIBLE ACTION

President Bahr introduced the item that Travis Mahlke has put in a proposal for the General Manager of Golf. He would remain a full-time SCA employee providing general oversight of the maintenance of the Golf Course, Parks as well as take on the role of Golf Professional. This agreement would be a cost savings to SCA.

There was general discussion on how long it would take to become a PGA professional. The estimate is two to three years.

Public Comment:

Kevin Martindale, Tract 100, commented that Travis would be a good fit overall for our golf course.

Elex Vavrck, Tract 100, commented that Travis would be an excellent choice with his professionalism.

Vice Chair Hannum moved/Member Reed seconded to approve drafting an agreement with Travis Mahlke to provide Golf Professional services through a General Manager of Golf position. Motion carried (7-0).

IV. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF AN UPDATED ROAD PRESERVATION PLAN.

FOR POSSIBLE ACTION

President Bahr introduced the item that the strategic plan required us to do an update of the Road Preservation Plan. She provided background that all roads within SCA were cored with the previous plan.

Vice Chair Hannum provided key highlights of the plan. He commented that in 2017, there was a pavement condition index provided for all roads.

President Bahr asked for the total amount of cost to pave all roads. Vice Chair Hannum

commented that in 2017, it would have been at least 56 million dollars.

It was discussed that chip seal is a good maintenance option for the cost as opposed to paving every road.

There was further discussion on seeking more funding opportunities from the County including grants, such as the Safe Route to Schools, and other infrastructure funds.

There was general discussion on the necessary components of a road, pavement condition index and traffic impacts on SCA roads.

Public Comment:

Mike Mitchell, Tract 100, commented on the updated plan and what it would include.

Member Reed moved/Member DiLulo seconded to approve the updated Road Preservation Plan. Motion carried (6-0-1), Vice Chair Hannum abstained.

V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER SETTING THE DATE, TIME AND LOCATION FOR THE ANNUAL MEETING OF MEMBERS FOR 2025 PURSUANT TO BYLAW 4.1. FOR POSSIBLE ACTION

President Bahr introduced the item asking the Board to set the date for the Annual Property Owners Meeting so that the date could be included in correspondence to the owners. Pursuant to Bylaw 4.1, the Board must set the date, time and location for the meeting.

No public comment was received.

Member Reed moved/Member Atkin seconded to set the Annual Property Owner Meeting for June 14, 2025 at 11am barbecue and 12pm meeting at the Fairway Community Center at 401 Fairway Blvd. Motion carried (7-0).

VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER IMPLEMENTING AN RV FEE FOR THE AMENITIES AND A CREDIT CARD CONVENIENCE FEE FOR THE GOLF COURSE. FOR POSSIBLE ACTION

President Bahr introduced the item for the Board to consider setting a fee for RV's and a credit card convenience fee for the golf course.

Research of the area provided a staff suggestion of \$15 per night for RV's with no hook ups or electrical available.

The convenience fee was suggested at \$3.50 per transaction as that is the current rate being charged for credit card purchases.

There was extensive discussion on whether it should be a percentage or a set fee for the convenience fee.

No public comment was received.

Member DiLulo moved/Member Atkin seconded to implement a credit card convenience fee for the golf course of 3% and an RV fee of \$15 per night with no hookups available at all

amenities. Motion carried (7-0).

VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE 2025 SPRING CREEK ASSOCIATION BUDGET. FOR POSSIBLE ACTION

President Bahr introduced the final proposed 2025 Spring Creek Association budget. Currently we would need about \$2 per month to balance the budget to provide the same services as 2024. She commented on high inflation being a factor in the increasing prices for all materials.

She provided additional comment on payroll difficulties with attracting and keeping good help, and expense decreases to help balance the budget. There were also revenue increases resulting from previous Board action such as an added fee for utilities for the restaurant.

There was general Board discussion regarding line items of the budget and changes from the preliminary budget.

Public comment:

Mike Mitchell, Tract 100, commented that he felt a \$2 increase per month was a reasonable increase.

Member DiLulo moved/Vice Chair Hannum seconded to accept the budget for 2025 with a \$2 per month assessment increase as presented. Motion carried (7-0).

VIII. COMMITTEE OF ARCHITECTURE

A. COA REPORTS

NON-ACTION ITEM

Secretary Duncan provided background on the COA reports, violations, and revenues. President Bahr also commented that we will be moving items that cannot be completed in winter to March 1 for review.

B. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF APPOINTMENT TO THE COMMITTEE OF ARCHITECTURE FOR ONE-YEAR TERMS COMMENCING JANUARY 1, 2025. FOR POSSIBLE ACTION

President Bahr introduced the item stating that we had received application from all current members on the COA for reappointment in 2025.

Elex Vavrck, Kevin Martindale and Alan Kimbrell were present and provided general comments on the position and their desire to be reappointed.

Member DiLulo moved/Member Atkin seconded to reappoint Kevin Martindale, Alan Kimbrell, Nick Czgledi, Elisa Liebelt and Elex Vavrck to the COA for a one-year term. Motion carried (6-0).

C. 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

Member DiLulo moved/Member Atkin seconded that based on staff representations of no contact and the properties have been reviewed to move said properties to legal.

Member DiLulo amended/Member Atkin seconded to based on staff

representations of no contact and the properties have been reviewed to refer the COA Consent Agenda numbers, 1, 2, 3, 5, 7, 9, 11, 13-16 to legal counsel for further action and uphold the fines. Motion carried (7-0).

1. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 53 ARROYA VISTA DR (301-007-016) 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 268 ASHFORD LN (109-008-032) 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 288 DOVE CREEK CT (201-003-042) 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 308 KIMBLE DR (202-015-006) 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 April 2024 and the property owner is requesting additional time.

The property owner, Luna, was present and would like an extension to fix the plumbing and paint the porch.

No public comment was received.

Vice Chair Hannum moved/Member DiLulo seconded to extend the timeframe to correct the violations to April 1, 2025 and if not in compliance to refer the violations at 308 Kimble Drive (202-015-006) to legal counsel for further action.

Vice Chair Hannum amended/Member DiLulo seconded to extend the timeframe to correct the violations to April 1, 2025 and if not in compliance to refer the violation at 308 Kimble Drive (202-015-006) to legal counsel for further action and uphold the fine. Motion carried (6-0).

5. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 319 LOGAN DR (202-007-012) 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 507 SHADYBROOK DR (304-006-020) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

Secretary Duncan stated that the violations have been corrected and recommends dismissing.

Vice Chair Hannum moved/Member Reed seconded to dismiss the violations

at 507 Shadybrook Dr (304-006-020). Motion carried (7-0).

7. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 532 LYNX DR (202-019-014) 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 549 ASHCROFT DR (103-006-014) 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 August 2023 and she has been working with the property owner. They completed the roof repairs and most of the painting.

Vice Chair Hannum moved/Member DiLulo seconded to extend the timeframe to correct the violations until April 1, 2025 and if not in compliance to refer the violations at 549 Ashcroft Dr (103-006-014) to legal counsel for further action and uphold the fine. Motion carried (7-0).

9. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 558 TIFFANY DR (202-025-038) 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 627 SPRING VALLEY PKWY (202-003-074) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

Secretary Duncan stated that the violations have been completed and recommends dismissing.

Member Reed moved/Member DiLulo seconded to dismiss the violations at 627 Spring Valley Pkwy (202-003-074). Motion carried (7-0).

11. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 635 AESOP DR (401-017-002) 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 680 HAYLAND DR (202-010-053) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

Secretary Duncan stated that the violations have been completed and recommends dismissing.

Vice Chair Hannum moved/Member DiLulo seconded to dismiss the violations at 680 Hayland Dr (202-010-053). Motion carried (7-0).

13. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 732 HOLIDAY DR (202-003-026) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

14. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 755 HOLIDAY DR (202-001-025) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
15. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 773 SPRING VALLEY PKWY (202-004-013) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
16. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 786 HOLIDAY DR (202-003-035) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

IX. APPROVAL OF MINUTES: FOR POSSIBLE ACTION

A. October 23, 2024, Regular Meeting Minutes

Chair Featherston moved/Member Atkin seconded to approve the October 23, 2024, Regular Meeting Minutes as presented. Motion carried (6-0-1), Member Reed abstained.

X. ACCEPT OCTOBER ASSESSMENT AND LEGAL RECEIVABLE REPORTS. FOR POSSIBLE ACTION

Treasurer Austin-Preston provided general comment on the report.

Member DiLulo moved/Vice Chair Hannum seconded to accept the October 2024 Assessment and Legal Receivable reports as presented. Motion carried (7-0).

XI. ACCEPT OCTOBER 2024 FINANCIAL REPORTS. FOR POSSIBLE ACTION

Treasurer Austin-Preston and President Bahr provided general updates.

Vice Chair Hannum moved/Member Reed seconded to accept the October 2024 financial reports as presented. Motion carried (6-0), Member Atkin absent at vote.

XII. MEETING SCHEDULE NON-ACTION ITEM

The next Regular Board of Directors meeting is scheduled for Wednesday, December 11, 2024, at 5:30pm. The meetings may be held telephonically.

XIII. PUBLIC COMMENT ACTION SHALL NOT BE TAKEN

No public comment was received.

ADJOURNMENT

The meeting adjourned at 7.57 p.m.