



## **SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES**

Spring Creek Association ("SCA") Board of Directors  
Wednesday, May 28, 2025, 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, Jake Reed

**ABSENT:**

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

**CORPORATE ATTORNEY:** Katie McConnell

**CALL TO ORDER:** Chair John Featherston called the meeting to order in person and telephonically at 5:32 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 ACCEPTANCE OF THE 2025 GOVERNANCE STUDY. *FOR POSSIBLE ACTION***

President Bahr introduced the item that we had a community meeting on April 30<sup>th</sup> and this item is for the Board to accept the Governance Study.

There was general discussion on the governance study options such as city, township or GID. It was discussed that the HOA would remain in place regardless but it may have different duties.

Attorney McConnell provided background on the process for 2033 when the Association is set to end. There has to be a 75% membership vote, which we would certainly try for, but there would likely have to be a request for judicial relief to continue the Corporation itself. The Corporation ceases because of the governing documents and does not provide for extension. The timeframe to start that process would be to begin around 2031.

No public comment was received.

Vice Chair Hannum moved/Member Reed seconded to accept the 2025 Governance Study. Motion carried (7-0).

**III. REVIEW, DISCUSSION AND POSSIBLE ACCEPTANCE OF THE 2025 ECONOMIC ANALYSIS STUDY. *FOR POSSIBLE ACTION***

President Bahr introduced the item that we had a community meeting on April 30<sup>th</sup> and this item is for the Board to accept the Economic Study.

General discussion on the study regarding the lack of commercial property in Spring Creek and the valley as well. There was also discussions regarding the water needs. Elko County is also planning to update their Master Plan for commercial properties.

No public comment was received.

Vice Chair Hannum moved/Member Reed seconded to accept the 2025 Economic Analysis Study. Motion carried (7-0).

**IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A DONATION REQUEST FROM RUBY MOUNTAIN BALLOON FESTIVAL FOR THE USE OF SPORT FIELDS OR ALTERNATIVE AREAS FOR THE RUBY MOUNTAIN BALLOON FESTIVAL.**

President Bahr introduced the item that the Ruby Mountain Balloon Festival was requesting to use the football fields at Schuckmann's again this year. They have completed the donation request and have requested a relief of fees. We are looking at other options for areas to use rather than the football fields such as the Horse Palace and other areas.

Dan Smith, President of Ruby Mountain Hot Air Inc, a non-profit organization, was present and stated that the balloon festival started in 2002. He provided general information on the festival

history including changing the festival dates and times of years.

President Bahr provided information regarding the timing change of the event and that there was damage to the fields from the event because of the frost on the grass for a fall time event. We have been trying to provide other areas for them to use so that they may not incur fees for fields and staffing time for the event.

There was general discussion with the Board, festival committee, and other users of the fields suggesting alternate options and plans for a successful event that would not cause possible damage to the fields. There were proposals for other areas to use and to use tarps/concrete blankets over fields to prevent frost.

Public Comment:

Spring Creek Junior Football President, commented on the timing of the festival causing delays for the games and the damage to the fields caused by driving on the fields when frosted.

Jerry Swisher, property owner, offered solutions for tract skid steers that may not do damage to the fields.

Wendy Cole, Secretary for Ruby Mountain Hot Air, provided statements from their previous Treasurer and stated that no damage fees were received and no reprimand letter was received.

Gayle McCoy, previous Ruby Mountain Hot Air President, commented on the gates not being wide enough and previous year usage.

It was discussed that the Board could approve the usage of the Sports Complex with the following conditions:

Member DiLulo moved/Member Popp seconded to provide a tentative approval for the Ruby Mountain Balloon Festival with the following conditions:

Must coordinate with football and soccer for the timing of the event,

Must provide a traffic plan,

Must provide a plan for the frost that has to be approved prior to the event,

And approve up to \$1500 in-kind donation and with which the Balloon Festival agrees that if the fees are more than \$1500, or if there were damages to the field, that would be the responsibility of the Ruby Mountain Balloon Festival and all beyond and above staff and field charges would be charged in accordance with the donation policy. Motion carried (6-0-1), Member Mauldin abstained.

## **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*

Member DiLulo moved/Vice Chair Hannum seconded to dismiss the violations for #'s 1, 2, 3, 8, 9, 14 and 15. Motion carried (7-0).

Member DiLulo moved/Vice Chair Hannum seconded to refer the violations and uphold all fines for #'s 4,7,12,13,17,18, and 19. Motion carried (7-0).

1. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 298 VALDEZ DR (202-023-010) 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 353 BUFFSIDE CT (201-004-033) 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 365 KIMBLE DR (202-014-012) 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 377 BERRY CREEK PL (201-009-027) 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 BERRY CREEK DR (201-010-009) 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 393 BERRY CREEK DR (201-009-024) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

Items number 5 and 6 were opened together.

Secretary Duncan stated that the properties have been in violation since May 2023 and been before the COA multiple times without an improvement to the properties.

Charles Bridges, property owner, was present via phone. He stated that he attempted to get the items completed within the past couple weeks.

Member DiLulo moved/Member Atkin seconded to give the property owner of 392 Berry Creek Dr (201-010-009) and 393 Berry Creek Dr (201-009-024) until July 27, 2025 and if it is not in compliance to refer it directly to legal and uphold the fine. Motion carried (7-0).

7. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 394 SMOKEY DR (202-011-063) 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 407 EDGEWATER DR (201-008-020) 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 466 BRENT DR (202-029-003) 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 459 LAMONT PL (202-004-003) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

This item was tabled until July.

11. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 487 EDGEWATER DR (201-008-011) 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 January 2025. The last contact was in January. The Property Owner had stated that he was refusing to send the registrations to the office.

Property Owner was present. He was asked if he had provided registrations for the multiple inoperable vehicles. He has not provided the registrations to date.

No public comment was made.

The item was tabled.

12. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 514 CASTLECREST DR (201-006-008) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
13. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 553 CEDARLAWN PLAZA (202-031-016) 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 563 HOLIDAY DR (202-037-008) 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 672 HOLIDAY DR (202-003-017) 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 688 SPRING VALLEY PKWY (202-009-066) 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. The property has been reviewed and they have started to clean up the property and request to table the item until the next meeting.

Property owner was present and stated that he has help to resolve the violations and requests to have until August to complete.

Vice Chair Hannum moved/Chair Featherston seconded to table the violations at 688 Spring Valley Pkwy (202-009-066) until the August 2025 meeting should it not be in compliance. Motion carried (7-0).

17. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 695 DILLON LN (202-011-026) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
18. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 768 HOLIDAY DR (202-003-032) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
19. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 772 RUSTIC CT (202-006-013) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
20. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 812 WHITE OAK DR (402-004-023) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

Secretary Duncan stated that the property had been in violation since September 2024. The property was reviewed and the property is in compliance and recommend to dismiss the violations.

Jerry Swisher was presented and commented on the issues he has had with the committee. He has issues with where pictures are taken to find violations and that there should be a standard for property reviews. It was clarified that all pictures are taken from the right of way and drones are not used and there is no plan to use drones in the future.

Member DiLulo moved/Member Atkin seconded to dismiss the violations at 812 White Oak Dr (402-004-023). 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**

- A. APPROVAL OF MINUTES:**  
April 23, 2025, Regular Meeting Minutes
- B. ACCEPT APRIL 2025 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.**
- C. ACCEPT APRIL 2025 FINANCIAL REPORTS.**

No public comment was received.

Vice Chair Hannum moved/Member Reed seconded to approve the consent agenda as presented. Motion carried (7-0).

**VII. MEETING SCHEDULE**

**NON-ACTION ITEM**

The next Regular Board of Directors meeting is scheduled for Wednesday, July 23, 2025, at 5:30pm. The meetings may be held telephonically.

The Annual Property Owner meeting is scheduled for June 21, 2025 with the barbecue at 11am and meeting at 12pm at the Fairway Community Center.

**VIII. PUBLIC COMMENT**

**ACTION SHALL NOT BE TAKEN**

President Bahr and Treasurer Austin-Preston expressed their gratitude for serving with the outgoing Board of Directors.

**ADJOURNMENT**

The meeting adjourned at 8:02 p.m.