



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Board of Directors
Wednesday, December 11, 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), Randy Mauldin (Tract 300), Chair John Featherston (Tract 400)

At-Large Members: Vice Chair Tom Hannum, Molly Popp, Jake Reed

ABSENT: Jody Atkin (Tract 200)

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 CONSIDER A DONATION REQUEST FROM RUBY MOUNTAIN JR RODEO SERIES TO DONATE FACILITY AND LIGHT FEES AT THE HORSE PALACE FOR 5 EVENTS IN 2025. *FOR POSSIBLE ACTION*

President Bahr introduced the item stating this was the first donation request we have received since implementing the new policy. The Board of Director limit for donations is \$1500 per entity per year.

Carrie Early, Ruby Mtn Jr Series, was present and stated that this would be the second year for the full junior rodeo series for kids younger than high school age. They estimate that there were 80 kids that participated in 2024 at the events held on Tuesdays.

In-kind services were discussed to include a possible volunteer work day at the Horse Palace for the local kids to give back to the facility.

No public comment was received.

Member Reed moved/Member Popp seconded to approve up to \$1500 donation request to reduce the rental fees at the Horse Palace for the Ruby Mountain JR Rodeo Series for 2025. Motion carried (6-0), Member Atkin absent.

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM THE JAKE EARY MEMORIAL RODEO TO PROVIDE A REDUCED WEEKEND STALL RATE AT THE HP FOR THE EVENT MAY 30 THROUGH JUNE 1, 2025. *FOR POSSIBLE ACTION*

President Bahr introduced the item there was a request for a reduced stall rate for the Jake Eary Memorial Rodeo.

Carrie Eary, Jake Eary Memorial Rodeo, was present and provided a background for the event that was previously held at the Horse Palace, then moved to the Fairgrounds, then back to the Horse Palace in 2024.

No public comment was received.

Member Mauldin moved/Member Popp seconded to approve a \$1500 credit to be used to be used at the Jake Eary Memorial Rodeo's discretion for stalls or dry camping for the event at the Horse Palace May 30 through June 1, 2025. Motion carried (6-0), Member Atkin absent.

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO SET THE REGULAR MONTHLY MEETING DATES OF THE BOARD OF DIRECTORS FOR 2025 PURSUANT TO BYLAW 5.4. *FOR POSSIBLE ACTION*

President Bahr introduced the item that according to Bylaw 5.4, the Board is to set the monthly meeting dates of the Board of Directors for the upcoming year.

No public comment was received.

The proposed meeting dates are:

January 22, 2025
February 26, 2025
March 26, 2025
April 23, 2025
May 28, 2025
Annual Property Owner Meeting – June 14, 2025
July 23, 2025
August 27, 2025
September 24, 2025
October 22, 2025
November 12, 2025
December 10, 2025

Meeting will be held at the Fairway Community Center at 5:30pm.

Member DiLulo moved/Vice Chair Hannum seconded to approve the dates for the Board of Director meetings for 2025 pursuant to Bylaw 5.4. Motion carried (5-0), Members Atkin and Mauldin absent.

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/Member Reed seconded that on staff representations of no contact and the properties have been reviewed to refer the COA Consent Agenda numbers, 2, 3, and 4, to legal counsel for further action and uphold the fines. Motion carried (5-0), Members Atkin and Mauldin absent.

1. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 241 VIEWCREST DR (101-008-031) 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 May 2024. The property owner stated that they had purchased a car cover that would be there this week.

No public comment was received.

Vice Chair Hannum moved/Member DiLulo seconded to give the property owner until the January 22, 2025 meeting to bring the violation into compliance and if not to refer the property at 241 Viewcrest Dr (101-008-031) to legal counsel for further action.

Vice Chair Hannum amended the motion/Member DiLulo seconded to give the property owner until the January 22, 2025 meeting to bring the violation into compliance and if not to refer the violation at 241 Viewcrest Dr (101-008-

031) to legal counsel for further action and uphold the fine. Motion carried (5-0), Member Atkin and Mauldin absent.

2. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 472 CESSNA DR (202-004-001) 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 615 PALACE PKWY (402-009-014) 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 709 PARKRIDGE PKWY (403-003-039) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

VI. APPROVAL OF MINUTES: FOR POSSIBLE ACTION

A. November 20, 2024, Regular Meeting Minutes

Vice Chair Hannum moved/Member DiLulo seconded to approve the November 20, 2024, Regular Meeting Minutes as presented. Motion carried (5-0), Members Atkin and Mauldin absent.

VII. ACCEPT NOVEMBER ASSESSMENT AND LEGAL RECEIVABLE REPORTS. FOR POSSIBLE ACTION

Treasurer Austin-Preston provided general comment on the report.

Member Reed moved/Member DiLulo seconded to accept the November 2024 Assessment and Legal Receivable reports as presented. Motion carried (5-0), Members Atkin and Mauldin absent.

VIII. ACCEPT NOVEMBER FINANCIAL REPORTS. FOR POSSIBLE ACTION

Treasurer Austin-Preston provided general updates.

Vice Chair Hannum moved/Member DiLulo seconded to accept the November 2024 financial reports as presented. Motion carried (5-0), Members Atkin and Mauldin absent.

IX. MEETING SCHEDULE NON-ACTION ITEM

The next Regular Board of Directors meeting is scheduled for Wednesday, January 22, 2025, at 5:30pm. The meetings may be held telephonically.

X. PUBLIC COMMENT ACTION SHALL NOT BE TAKEN

Member DiLulo commented on a complaint received regarding drainage/culvert near Cascade and Spring Creek Parkway.

ADJOURNMENT

The meeting adjourned at 6:33 p.m.