



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

Spring Creek Association ("SCA") Board of Directors  
Wednesday, January 22, 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), via phone

**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:** Vice Chair Hannum called the meeting to order in person and telephonically at 5:39 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.

Member Mauldin commented on the proposed new roundabout on Lamoille Highway. President Bahr provided an update on the schedule moving forward.

**II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO RATIFY FILING A PETITION FOR LEAVE TO INTERVENE IN THE GREAT BASIN WATER COMPANY RATE CASE WITH THE PUCN. *FOR POSSIBLE ACTION***

President Bahr introduced the item stating that the item was to ratify filing a petition for leave to intervene in the Great Basin Water Company rate case with the PUCN. She stated that she has been working with James Eason, President GBW regarding the possible consolidation of rates throughout GBW. She asked him to do an analysis to be provided on the irrigation for SCA to understand the impact of the rates.

Attorney McConnell stated that the deadline to file the intervention was January 15, 2025, as that was prior to the Board meeting, we are asking the Board to ratify the petition. She commented that the fees involved with the rate case should not necessitate bringing in outside counsel.

A consumer session for the PUCN is planned for March.

No public comment was received.

Member Reed moved/Member Atkin seconded to ratify filing a petition for leave to intervene in the Great Basin Water Company Rate Case with the PUCN. Motion carried (7-0).

**III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A DECREASED FACILITY RENTAL RATE FOR THE HORSE PALACE FOR FERAL PRODUCTIONS BARREL RACING FOR EVENTS HELD IN 2025. *FOR POSSIBLE ACTION***

President Bahr introduced the item stating that Feral Productions was requesting decreased rental rates for events held at the Horse Palace. She confirmed that they are a for-profit business, so the donation policy does not apply.

Sadie Schick was present and was asking for a continuation of the reduced rate for the Horse Palace to continue bringing events to the facility. She stated that they currently have 19 events scheduled for 2025.

Attorney McConnell clarified that the Board has an established policy regarding donations that this request does not comply with the policy as they are not a non-profit.

Through discussion, a fee similar to the roping event fee currently established will be brought back to the Board for discussion. It was also discussed that they should look into programs such as “future fortunes” and sanctions with other entities.

Public Comment:

Jody Withers spoke in support of Feral Productions and their events at the Horse Palace.

Member DiLulo moved/Member Reed seconded to deny the request for decreased facility rental rate for the Horse Palace for Feral Productions Barrel Racing for events held in 2025. Motion carried (7-0).

**IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A DECREASED FACILITY RENTAL RATE FOR THE HORSE PALACE FOR OPTIMIZE YOU ATHLETICS LLC FOR A YOUTH SOFTBALL CAMP. FOR POSSIBLE ACTION**

President Bahr introduced the item that Hailey Westmoreland, Optimize You Athletics, was requesting a decreased facility rental rate for the Horse Palace for a youth softball camp. She stated that the business is a for-profit business.

Hailey Westmoreland was present and stated that she was hosting a large softball camp at the Horse Palace and has 55 girls registered. She stated that the business is for-profit and the camp is to raise money to go to Italy to play softball for the US.

It was clarified that since this is a for-profit business, it does not meet the criteria for the donation policy.

Members of the Board offered personal sponsorship of the camp. It was discussed that any future camps she should consider going through a non-profit to be considered for a donation.

No public comment was received.

Member DiLulo moved/Vice Chair Hannum seconded to deny the request for a decreased facility rental rate for the Horse Palace for Optimize You Athletics LLC for a youth softball camp. Motion carried (7-0).

**V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE AN 10-FOOT-WIDE EASEMENT FROM THE CENTERLINE OF THE TO BE INSTALLED POWER INFRASTRUCTURE ON APN 048-012-010, 176 SPRINGFIELD PARKWAY, FOR THE SCHUCKMANN'S POWER INSTALLATION – PROJECT # 3012469568 AND THE LINE EXTENSION AGREEMENT COSTS. FOR POSSIBLE ACTION**

President Bahr introduced the item stating that the request from NV Energy was for a usage agreement for future power infrastructure at Schuckmann's. The additional item was to approve the costs from NV Energy to provide the line extension into the area.

No public comment was received.

Member DiLulo moved/Member Atkin seconded to approve a 10-foot-wide usage agreement from the centerline of the to be installed power infrastructure on APN 048-012-010, 176 Springfield Parkway, for the Schuckmann's power installation – Project #3012469568 and the line extension agreement costs.

Member DiLulo moved/Member Atkin seconded to amend the motion to approve a 10-foot-wide usage agreement from the centerline of the to be installed power infrastructure on APN 048-012-010, 176 Springfield Parkway, for the Schuckmann's power installation – Project #3012469568 and the line extension agreement costs using the carry-forward funds. Motion carried (7-0).

**VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER AMENDING THE GOLF COURSE CREDIT CARD CONVENIENCE FEE. FOR POSSIBLE ACTION**

President Bahr introduced the item that the Board had requested additional information after approving the 3% credit card convenience fee at the Golf Course. Staff provided additional details of the transactions at the golf course and a proposal to charge \$3.50 per transaction over \$20.00 at the Golf Course.

After discussion, the Board did not wish to change the approved fee.

No public comment was received.

No action was taken.

**VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER AMENDING THE DATE FOR THE ANNUAL PROPERTY OWNER'S MEETING. FOR POSSIBLE ACTION**

President Bahr introduced the item and stated that there were conflicts discovered for the June 14, 2025, Annual Meeting. Alternative dates of June 21 and June 28 were considered.

No public comment was received.

Member Popp moved/Member Atkin seconded to amend the date for the Annual Property Owner's Meeting from June 14, 2025 to June 21, 2025 at 11am barbecue, 12pm meeting to be held at the Fairway Community Center. Motion carried (7-0).

**VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER ALLOCATING THE 2024 CARRY-FORWARD FUNDS. FOR POSSIBLE ACTION**

President Bahr provided an overview of the prior year purchases and the suggested allocation for the carry-forward funds.

<b><u>2025 Suggested Capital Purchases allocating from the 2024 Carry-Forward</u></b>	<b><u>Budget/Estimate</u></b>
Schuckmann's Line Extension Agreement Costs	\$26,500
Used Pickup – Parks/B&G	\$15,000
Black Widow Drag – HP	\$12,000(+tax/freight)
Sandblasting Equipment – including compressor (this would eliminate the need for compressor rental for sprinkler blowouts).	\$25,000
Replacement Mower – Marina/CG/HP	\$12,000(+tax/freight)
Turf Equipment Lift for repairs (includes funds for retrofitting power needs)	\$12,000(+tax/freight)
Rough Mower – GC/Parks	\$20,000(+tax/freight)
Outdoor Bleachers – HP	\$9,000(+tax/freight)

Crack Sealer	\$35,000
Schuckmann's Lights	\$100,500
<b>Total Capital</b>	<b>\$267,000</b>

**2025 Operational/Consultant allocations from the 2024 Carry Forward Budget/Estimate**

Mailbox Paving	\$20,000
Cart Path Paving/Extension (Begin Hole 14 & 15)	\$10,000
Culverts – Flooding issues	\$8,000
Boundary Fence Repairs	\$8,000
FCC additional parking fabric & slope rock	\$12,000
RV Area @ Sports Complex	\$15,000
Marina Swim Area – Turbidity Curtain/anchors/divers	\$50,000
Cricket preparation/Weed abatement	\$10,000
Contractor – Green belt walking path creation	\$10,000
Grant Consultant	\$20,000
Matching Grant Funds (trails, NGM, etc)	\$20,000
<b>Total Operational/Consultant</b>	<b>\$183,000</b>

**2025 Suggested Capital Purchases: Golf Reserve Fund**

Fairway Mower	<u>\$35,000</u>
<b>Total</b>	<b>\$35,000</b>

No public comment was received.

Member Popp moved/Member Atkin seconded to approve the allocation for the 2024 carry-forward funds as proposed. Motion carried (7-0).

**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***

Member DiLulo moved/Member Atkin seconded that on staff representations of no contact and the properties have been reviewed to refer the COA Consent Agenda numbers, 1,3, 4, 5, 6, and 7, 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 228 ASHFORD DR (109-004-003) 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 229 VIEWCREST DR (101-008-028) 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 July 2023.

Public comment: Kevin Martindale commented that he would help them bring the violation into compliance.

Member DiLulo moved/Member Popp seconded to give the property at 229 Viewcrest Dr (101-008-028) until April 30, 2025 to make substantial progress with the COA monitoring and if not completed will be referred to legal counsel for further action. Motion carried (7-0).

3. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 563 BRENT DR (202-018-088) 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 611 SPRING VALLEY PKWY (202-003-078) 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 661 PALACE PKWY (403-025-013) 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 748 WESTCOTT DR (401-011-021) 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 867 PALACE PKWY (403-016-018) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

**X. APPROVAL OF MINUTES: FOR POSSIBLE ACTION**

**A. December 11, 2024, Regular Meeting Minutes**

Member Popp moved/Member DiLulo seconded to approve the December 11, 2024, Regular Meeting Minutes as presented. Motion carried (7-0).

- XI. ACCEPT DECEMBER ASSESSMENT AND LEGAL RECEIVABLE REPORTS. FOR POSSIBLE ACTION**  
Treasurer Austin-Preston provided general comment on the report.  
Member Reed moved/Member Atkin seconded to accept the December 2024 Assessment and Legal Receivable reports as presented. Motion carried (7-0).
- XII. ACCEPT DECEMBER FINANCIAL REPORTS. FOR POSSIBLE ACTION**  
Treasurer Austin-Preston provided general updates.  
Vice Chair Hannum moved/Member Atkin seconded to accept the December 2024 financial reports as presented. Motion carried (7-0).
- XIII. MEETING SCHEDULE NON-ACTION ITEM**  
The next Regular Board of Directors meeting is scheduled for Wednesday, February 26, 2025, at 5:30pm. The meetings may be held telephonically.
- XIV. PUBLIC COMMENT ACTION SHALL NOT BE TAKEN**  
Member DiLulo commented on repairs on the Cascade drainage. Member Popp commented about electrical issues at the Firehouse Field concessions.  
**ADJOURNMENT**  
The meeting adjourned at 7:47 p.m.