



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Board of Directors
Wednesday, August 27, 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: Chair Kelly DiLulo (Tract 100), John Featherston (Tract 400)

At-Large Members: Kevin Martindale, Pat Whitson, Karl Young

ABSENT: Jody Atkin, Vice Chair Randy Mauldin (entered at 5:44pm)

CORPORATE OFFICERS PRESENT: SCA President Bahr (via phone), SCA Treasurer Austin-Preston

CORPORATE ATTORNEY: Katie McConnell

CALL TO ORDER: Chair Kelly DiLulo called the meeting to order in person and telephonically at 5:30 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.

Matt McCarty, 300 Tract, expressed to the Board that it was an honor to receive their recognition for the Volunteer of the Year Award. He also provided general information regarding the Senior Center and provided an update that the Meals on Wheels program should be running again in October.

**II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A PROPOSAL FROM OLD TIMEY ICE CREAM, LLC REGARDING THE HORSE PALACE CONCESSIONS.
FOR POSSIBLE ACTION**

President Bahr introduced the item that the previous concessionaire at the Horse Palace had vacated and Old Timey Ice Cream had submitted a proposal for the Horse Palace concessions. She proposed a three year agreement at \$500 per month.

Jennifer Morreale was present via phone and commented on her experience with her food truck and the opportunity for the Horse Palace for winter use as her outdoor space is not usable in the winter. She commented on the good relationship she has with event holders at the Horse Palace. She would plan to expand the menu that is currently offered beyond ice cream, grilled cheese, and soups. She had provided some requests in the proposals regarding power needs within the concessions.

Attorney McConnell suggested a one year agreement with the possibility for an extension after the completion of the agreement. Also, that portions of her proposal regarding electrical installation should not be considered at this time.

No public comment was received.

Member Featherston moved/Member Martindale seconded to accept the proposal from Old Timey Ice Cream regarding the Horse Palace Concessions for a 1 year term with an option to extend for up to 3 years and to exclude the additional considerations for a 30 amp plug and 110 outlet and have staff draft the agreement. Motion carried (6-0), Member Atkin absent.

III. REVIEW AND DISCUSSION OF THE DONATION APPLICATION AFTER EVENT REPORT FOR THE RUBY MOUNTAIN JUNIOR RODEO SERIES. NON-ACTION ITEM

President Bahr introduced the item that the Ruby Mountain Junior Rodeo Series had received a donation from the Board for their events and are providing their after event report that is required per the donation policy.

Carrie Eary was present and stated that there were 82 contestants that started with the group and it ended with 80 contestants ranging in age up to 14 years old. She commented that the Ruby Mountain Junior Rodeo Series appreciated the support of the Board of Directors.

No public comment was received.

No action was taken.

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM ELKO HIGH SCHOOL RODEO TO WAIVE LIGHT FEES AT THE HORSE PALACE FROM

OCTOBER 2025 THROUGH MARCH 2026 FOR PRACTICE NIGHTS.

FOR POSSIBLE ACTION

President Bahr introduced the item that the Elko High School Rodeo is requesting the Board waive light fees for their winter practices from October 2025 through March 2026. In their request, they were asking for 3 nights a week rather than the 2 that were approved last year.

Bodie Matson, Director, stated that they are not requesting a third night or a financial donation, just waiving the light fees.

President Bahr clarified that per the Donation Policy, donations are limited to \$1500 per year per entity.

There was general discussion of volunteer hours that are provided for the nights such as for collecting fees and locking up the facility. President Bahr stated that the Elko High School Rodeo had approximately 25.5 volunteer hours from January through March.

Attorney McConnell clarified that policy itself limits the Board to \$1500 donation per year and the light fees would be in excess of that amount.

Public Comment:

Shanae Matson commented that she had just begun with the organization and will keep up with all memberships, lockup the facility and turn off all lights after each practice.

Member Whitson moved/Member Martindale seconded to deny the request to waive the lights fees at the Horse Palace for Elko High School Rodeo for their practices from October 2025 through March 2026, but to allow an offset to fees with in-kind services per the policy.. Motion carried (6-0), Member Atkin absent.

V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM STEELE PRODUCTIONS TO WAIVE LIGHT FEES AT THE HORSE PALACE FROM OCTOBER 2025 THROUGH MARCH 2026 FOR PRACTICE NIGHTS.

FOR POSSIBLE ACTION

President Bahr introduced the item that Steele Productions is requesting the Board waive light fees at the Horse Palace from October 2025 through March 2026.

Chad Steele was present and stated that they put on roping event and are involved with the Ruby Mountain Junior Rodeo Series. Their schedule for the practice nights has been Friday nights for roping practice as well as consider additional time on those nights as they tend to run longer than some practice nights. Their other night they are requesting would like to move to Thursday nights.

No public comment was received.

Member Martindale moved/Member Featherston seconded to deny the request from Steele Productions to waive light fees at the Horse Palace from October 2025 through March 2026 for practice nights, but to allow an offset of the light fees against volunteer hours. Motion carried (6-0), Member Atkin absent.

VI. 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

Chair DiLulo moved/Member Featherston seconded to dismiss the violations for items #4, 5, 15, and 18. Motion carried (5-0-1), Member Atkin absent, Member Martindale abstained.

Member Whitson moved/Member Young seconded to refer the violations for items #3, 8, 10, 11, 13, 14, 16, 17, 20, and 22 to legal counsel for further action and uphold all fines. Motion carried (5-0-1), Member Atkin absent, Member Martindale abstained.

1. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 250 NORTHGLEN DR (106B-004-007) 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 June 2023 and they are requesting additional time.

No public comment was received.

Member Young moved/Member Whitson seconded to refer the violations at 250 Northglen Dr (106B-004-007) to legal counsel for further action and uphold all fines. Motion carried (5-0-1), Member Atkin absent, Member Martindale abstained.

2. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 329 KIMBLE DR (202-013-005) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

Secretary Duncan stated that the property owner is requesting additional time to correct the violations for weeds on the property.

No public comment was received.

No action was taken

3. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 358 OAKMONT DR (402-018-008) 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 406 MERINO DR (202-014-022) 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 451 WHITE OAK DR (402-001-032) 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 456 SPRING CREEK PKWY (101-008-035) 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. The property owner stated that they have the shingles to correct the violation and are trying to find someone to install them.

No public comment was received.

No action was taken.

- 7. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 486 EDGEWATER DR (201-003-016) 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 December 2024. The violation is for inoperable vehicles and a storage container that was not property permitted.

Property Owner Woodard was present and stated that he felt that he had a copy of a plot plan with a signature on it and that was what was required at the time.

Attorney McConnell clarified that there are violations for vehicles, storage of tools and trash and the storage container. There was not a permit that was applied for or issued for the container and the rules were in place at the time to require a permit for the structure. She also clarified that when the rule changed to not allow storage containers, the public was notified of the rule change through the necessary posting required by the Open Meeting Law.

No public comment was received.

Member Featherston moved/Member Young seconded to refer the violations at 486 Edgewater Dr (201-003-016) to legal counsel for further action and uphold all fines. Motion carried (5-0-1), Member Atkin absent, Vice Chair Mauldin abstained.

- 8. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 500 RAWLINGS DR (304-006-022) 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 590 BUFFSIDE DR (201-004-039) 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 January 2025. After review, one shed is complete and the other still requires work and the property owner is requesting additional time.

No public comment was received.

Member Featherston moved/Member Young seconded to continue the violation until the October meeting to come into compliance, otherwise refer to legal for further action and uphold all fines at 590 Buffside Dr (201-004-039). Motion carried (6-0), Member Atkin absent.

10. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 592 SPRING VALLEY CT (201-004-009) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

11. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 608 SHADYBROOK DR (304-009-002) 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 615 THISTLE DR (401-006-036) 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 March 2025 and she is requesting that the property be referred back to the COA.

No public comment was received.

Member Featherston moved/Member Young seconded to refer the violations at 615 Thistle Dr (401-006-036) back to the COA. Motion carried (5-0-1), Member Atkin absent, Member Martindale abstained.

13. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 639 HAYLAND DR (202-009-034) 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 658 BLUEGRASS DR (401-009-030) 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 688 SPRING VALLEY PKWY (202-009-066) 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 712 EASTLAKE DR (401-017-038) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

17. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 739 SPRING CREEK PKWY (103-004-019) 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 749 LAMONT DR (202-003-049) 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 827 THISTLE DR (402-009-055) 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 storage of tools and trashed has been cleaned up, but the conex and inoperable vehicle remain.

Property Owner Matt Downs was present and stated that they are working on the one unregistered vehicle and it should be resolved by the end of the month. He asked whether there was any permitting option available to be able to keep the conex and it was clarified that they are no longer allowed.

No public comment was received.

Member Featherston moved/Member Young seconded to provide proof of registration in 20 days for 1 vehicle and to extend the metal storage containers to the March 2026 meeting to allow for other storage options on the property and to remove the conex. Motion carried (5-0-1), Member Atkin absent, Vice Chair Mauldin abstained.

- 20. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 835 WHITE OAK DR (402-003-010) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

- 21. 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.**

Secretary Duncan stated that the property has been in violation since March 2025. The last contact was a call in June and they still have inoperable vehicles on the property.

Property owner was present and it was clarified to him that you can only have 1 unregistered vehicle with a cover on the property.

No public comment was received.

No action was taken.

- 22. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 980 OAKMONT DR (402-015-002) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

VII. CONSENT AGENDA

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

Treasurer Austin-Preston provided an overview of each of the reports within the consent agenda.

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

No public comment was received.

Member Martindale moved/Member Featherston seconded to approve the consent agenda as presented. Motion carried (6-0), Member Atkin absent.

VIII. MEETING SCHEDULE

NON-ACTION ITEM

The next Regular Board of Directors meeting is scheduled for Wednesday, September 24, 2025, at 5:30pm. The meetings may be held telephonically.

IX. PUBLIC COMMENT

ACTION SHALL NOT BE TAKEN

There was general discussion on the handicap access at the Horse Palace and how we are moving forward with a Horse Palace promoter position

ADJOURNMENT

The meeting adjourned at 7:10 p.m.