



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Board of Directors
Wednesday, July 23, 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), Jody Atkin (Tract 200), Vice-Chair Randy Mauldin (Tract 300), John Featherston (Tract 400)

At-Large Members: Kevin Martindale, Pat Whitson, Karl Young (via phone)

ABSENT:

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

CORPORATE ATTORNEY: Katie McConnell

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

Member Mauldin commented on the July 4th parade regarding implementing additional rules regarding spraying of water on spectators.

II. ELECTION OF BOARD POSITIONS FOR THE JULY 2025-JUNE 2026 TERM:

A. Acceptance of nominations and election of a Director to serve as the Chairperson of the Board of Directors.

B. Acceptance of nominations and election of a Director to serve as the Vice-Chairperson of the Board of Directors.

FOR POSSIBLE ACTION

Attorney McConnell introduced the item that the Board can accept nominations for Chairperson for the Board of Directors.

Member Featherston commented that he may have business obligations preventing him from actively serving as the Chair.

Member Featherston nominated Member DiLulo for Chairperson.

Member DiLulo nominated Member Martindale for Chairperson.

No public comment was received.

Member Young moved/Member Featherston seconded to nominate Kelly DiLulo for Chairperson of the Board of Directors.

Member Young amended/Member Featherston seconded to elect Kelly DiLulo for Chairperson of the Board of Directors. Motion carried (6-0-1), Member DiLulo abstained.

Member Atkin nominated Member Mauldin for Vice-Chair.

No other nominations were made.

No public comment was made.

Member Featherston moved/Member Atkin seconded to elect Randy Mauldin for Vice-Chair of the Board of Directors. Motion carried (6-0-1), Member Mauldin abstained.

III. REVIEW AND DISCUSSION OF THE DONATION APPLICATION AFTER EVENT REPORT FOR THE JAKE EARY MEMORIAL RODEO.

NON-ACTION ITEM

Treasurer Austin-Preston introduced the item that the per the requirements of the donation policy, all entities that received a donation must provide an after even report to the Board 60 days after the event to include the participants, revenue, expenses and any other relevant information.

Carrie Eary, Jake Eary Memorial Rodeo, was present and provided a financial report for the

event to the Board along with information on the participation in the event.

There was general discussion on items for the Horse Palace that could be considered for upgrade including providing handicap access to the bleachers and to consider a plan for improvements to the announcer stand and mezzanine.

No public comment was received.

No action was taken.

IV. SPRING CREEK ASSOCIATION BOARD OF DIRECTORS ORIENTATION

This item is a general orientation for the Board of Directors on topics such as Open Meeting Law, code of conduct, conflicts of interest, governing documents, and Roberts Rules of Order. No formal action shall be taken by the Board of Directors until a specific item is agendaized on a subsequent agenda.

NON-ACTION ITEM

Attorney McConnell provided an overview of the following items:

Open Meeting Law – NRS 241

- including the basics and do's and don'ts under the open meeting law.

Rules of Procedure including the summary of Roberts Rules of Order.

Other Laws applicable to SCA:

- NRS Chapter 116
- NRS Chapter 81 & 82
- Elko County Zoning
- Labor & Industrial Relation Laws

Duties and Responsibilities of Directors – Including Code of Conduct, Immunity, Liability and Authority.

There was general Board and President discussion on items such as social media, authority over SCA employees, and general practices of SCA.

No public comment was received.

No action was taken.

V. DISCUSSION AND POSSIBLE ACTION TO APPROVE SIGNATURE AUTHORITY TO THE ELECTED 2025-2026 CHAIRPERSON AND VICE-CHAIRPERSON AND TO REMOVE SIGNATURE AUTHORITY FOR THE 2024-2025 CHAIRPERSON AND VICE-CHAIRPERSON FOR SCA ACCOUNTS AT NEVADA STATE BANK, MORGAN STANLEY, ELKO FEDERAL CREDIT UNION AND US BANK. *FOR POSSIBLE ACTION*

Treasurer Austin-Preston introduced the item stating that the Board has to approve the new Chair and Vice-Chair for signature authority at the financial institutions and remove the previous Chair and Vice-Chair from signature authority. It was discussed that the Chair or Vice-Chair are required to sign all checks over \$10,000 and have authority to sign other agreements that the Board approves.

No public comment was received.

Member Martindale moved/Member Atkin seconded to approve signature authority for the new Chair and Vice Chair and remove the previous Chair and Vice Chair.

Member Martindale amended/Member Atkin seconded to approve signature authority for Kelly DiLulo, Chair and Randy Mauldin, Vice-Chair and remove signature authority for John Featherston and Tom Hannum for all SCA accounts. Motion carried (7-0).

VI. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE ANNUAL REVIEW OF POLICY 16-001, CONFLICT OF INTEREST. *FOR POSSIBLE ACTION*

Attorney McConnell introduced the item that this is an annual review of Policy 16-001, conflict of interest which is required in the policy. She stated that there had been no changes from the previous year and provided an overview of the policy.

No public comment was received.

Member Featherston moved/Chair DiLulo seconded to approve the annual review of Policy 16-001, conflict of interest. Motion carried (7-0).

VII. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE ANNUAL REVIEW OF POLICY 07-001, BOARD OF DIRECTORS' AND PRESIDENT'S CODE OF CONDUCT IN REGARD TO ETHICS, DIRECTORS' AND PRESIDENT'S ACTIVITIES AND ACCESS TO INFORMATION. *FOR POSSIBLE ACTION*

Attorney McConnell introduced the item that this is the annual review of Policy 07-001, Board of Directors' and President's Code of Conduct in Regard to Ethics, Directors' and President's Activities and Access to Information.

There was general discussion that there had been no changes made to the policy and an overview of the policy was provided for the Board.

No public comment was received.

Member Featherston moved/Chair DiLulo seconded to approve the annual review of Policy 07-001, Board of Directors' and President's Code of Conduct in Regard to Ethics, Directors' and President's Activities and Access to Information. 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.

B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER AN APPOINTMENT TO FILL THE VACANCY ON THE COMMITTEE OR ARCHITECTURE FOR THE REMAINDER OF THE TERM UNTIL DECEMBER 31, 2025. *FOR POSSIBLE ACTION*

Treasurer Austin-Preston introduced the item that there is a vacancy on the COA for the remainder of the term for 2025. Brittiney Hinkley provided an application for appointment to the COA for the remainder of the term.

No public comment was received.

Member Atkin moved/Chair DiLulo seconded to appoint Brittiney Hinkley to the Committee of Architecture for the remainder of the term until December 31, 2025. Motion carried (7-0).

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

Chair DiLulo moved/Member Featherston seconded to refer the violations and uphold all fines for #'s 1, 2, and 4. Motion carried (5-0-2), Members Martindale and Whitson abstained.

- 1. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 233 SPRINGFIELD PKWY (304-003-004) 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 238 SPRINGFIELD PKWY (304-005-014) 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 254 SPRINGFIELD PKWY (304-006-008) 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 there has been no contact with the property owner.

No public comment was received.

Chair DiLulo moved/Member Atkin seconded to refer the violations at 254 Springfield Pkwy (304-006-008) to legal counsel for further action and uphold the fines. Motion carried (6-0-1), Member Martindale abstained.

- 4. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 393 MERINO DR (202-012-006) 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 443 BLUE JAY DR (402-010-030) 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 received her first contact from the property owner today. They sent an email requesting additional time to correct the violations.

Member Martindale moved to refer the violations at 443 Blue Jay Dr (401-010-030) to legal counsel for further action and uphold the fine.

Motion failed for lack of second.

Chair DiLulo moved/Member Atkin seconded to refer the violation at 443 Blue Jay Dr (402-010-030) to legal counsel for further action and uphold the fine. Motion carried (5-0-2), Members Featherston and Martindale abstained.

6. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 492 LYNX DR (202-019-009) 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 February 2025. The property owner was present and asking for an extension to find a solution for their metal storage container that was not permitted and is no longer allowed.

Public comment: Norman Horttor commented that there are siding options made for metal storage containers.

Chair DiLulo moved/Member Whitson seconded to give the property owner 30 days to provide a plan to correct the violation and until October to execute the plan and if the plan is not executed, to bring the property at 492 Lynx Dr (202-019-009) back to the November meeting. Motion carried (5-1-1), Member Martindale against, Member Mauldin abstained.

7. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 565 BUFFSIDE DR (201-005-004) 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 and has not had any contact since March and the property remains in violation.

Property owner was present via phone and stated that he had cleaned up items and removed three vehicles from the property. It was discussed that he needed to provide registrations for all vehicles and additional time could be given for the cleanup of the tools and trash.

Member Whitson moved/Member Atkin seconded to extend the cleanup of the Tools & Trash to October 31st and the vehicles until August 31st to provide proof of registration for 565 Buffside Dr (201-005-004).

Member Whitson amended/Member Atkin seconded to extend to the cleanup of the Tools & Trash and provide proof of registrations for the vehicles to October 15th for 565 Buffside Dr (201-005-004). Motion carried (6-0-1), Member Martindale abstained.

IX. 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:

May 28, 2025, Regular Meeting Minutes

June 21, 2025, Annual Property Owner Meeting Minutes

B. ACCEPT MAY & JUNE 2025 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.

C. ACCEPT MAY & JUNE 2025 FINANCIAL REPORTS.

No public comment was received.

Chair DiLulo moved/Member Atkin seconded to approve the consent agenda as presented. Motion carried (4-0), Members Martindale, Whitson and Young abstained.

X. MEETING SCHEDULE

NON-ACTION ITEM

The next Regular Board of Directors meeting is scheduled for Wednesday, August 27, 2025, at 5:30pm. The meetings may be held telephonically.

XI. 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 8:53 p.m.