



SPRING CREEK ASSOCIATION ANNUAL PROPERTY OWNER MEETING MINUTES

Spring Creek Association ("SCA") Board of Directors
Saturday, June 6, 2026, 12:00 Noon, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Kelly DiLulo (Tract 100), Kevin Martindale (At-Large), Pat Whitson (At-Large), and Karl Young (At-Large)

ABSENT: John Featherston (Tract 400), Randy Mauldin (Tract 300), Jody Atkin (Tract 200)

CORPORATE OFFICERS PRESENT: President Bahr, Treasurer Austin-Preston

CORPORATE ATTORNEY: None

CALL TO ORDER: Chair Kelly DiLulo called the meeting to order at 12:03 PM.

PLEDGE OF ALLEGIANCE.

I. PRESENTATION OF THE VOLUNTEER OF THE YEAR AWARD TO CHANCE MADIGAN. NON-ACTION ITEM

President Bahr introduced the Volunteer of the Year award recipient, Chance Madigan. Chance is involved extensively in the community and youth sports and SCA wanted to recognize his efforts. Chance was present at the meeting to accept his award and thanked the Board for the recognition of his efforts.

II. DISCUSSION AND PRESENTATION BY BURT GERR, NEVADA ASSEMBLY, TO PROVIDE INFORMATION ON STATEWIDE ITEMS. NON-ACTION ITEM

Burt Gurr was present and provided general updates for statewide items such as the number of bills, that he is in favor of data centers, water issues, and rural community infrastructure needs.

III. DISCUSSION AND PRESENTATION BY DELMO ANDREOZZI, ELKO COUNTY COMMISSIONER, REGARDING COUNTY WIDE ITEMS. NON-ACTION ITEM

Delmo Andreozzi, Elko County Commission, was present and provided information on fire funding, Elko Ambulance services, Elko Dispatch center, Broadband services, NDOT Roundabout, Firehouse Field Donation, Infrastructure tax, and the County grants for the Horse Palace and Roads.

He provided background on the Regional Transportation funding provided to SCA and the agreement being considered to maintain the Parkways in Spring Creek. He stated that they have purchased 2 new plow trucks and added additional personnel.

He also provided information on the Bike Path from Liberty Peak Elementary, Secondary access to Elko from Spring Creek, Pay as you go for the School District and a possible ¼% sales tax increase could generate 4 million per year.

IV. UPDATE ON THE 2024 SPRING CREEK ASSOCIATION AUDIT REPORT.

NON-ACTION ITEM

Treasurer Austin-Preston provided an update to the property owners that the audit is nearly complete. She provided specific information on the audit process such as random samples of all revenues and expenses are pulled to check compliance with internal and external controls. The process takes several months each year and is expected to be completed in the next couple of weeks.

Further information was provided by President Bahr that SCA is always audited by a 3rd party and receives a good audit report yearly. All previous audits are available on our website and individuals are encouraged to reach out to discuss financial items.

V. GENERAL DISCUSSION REGARDING THE SPRING CREEK ASSOCIATION INCLUDING THE GENERAL PLAN, PROJECTS, AND OTHER MATTERS AS MAY BE BROUGHT FORTH BY THE PROPERTY OWNERS.

NON-ACTION ITEM

Matt Peterson, Elko County Fire Chief, was also present and provided information on fuels reduction plans throughout the valley, that they would be closing open burning on June 10th, and that insurance issues that property owners are experiencing because of fire danger. He commented that he would write letters for property owners to their insurance for fire mitigation issues.

President Bahr provided a presentation and took general questions from the property owners on some of the following items:

- ♦ History of the HOA
- ♦ Where assessments are spent
 - ♦ Budget
- ♦ Communications
- ♦ Key issues including:
 - ♦ Large Projects Review
 - Splash pad
 - Marina water quality
 - Sports Complex Lighting Grants
 - Secondary Access
 - Fire breaks/Danger
 - Roads – MOU diesel and fuel taxes
 - ♦ Weed management
 - ♦ Community Events

VI. 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.

VII. ADJOURNMENT

The meeting adjourned at approximately 1:49 p.m.