



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Board of Directors
Wednesday, February 26, 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 5:31 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.

Tam Foree, Property owner, inquired about how an HOA can also be a non-profit. Attorney McConnell provided clarification that Spring Creek Association is organized as a Homeowner's Association and a Nevada non-profit corporation.

II. REVIEW AND UPDATE REGARDING PROGRESS OF THE 2023-2028 SCA STRATEGIC PLAN PRESENTED BY FRED STEINMANN, UNR. *NON-ACTION ITEM*

President Bahr introduced the item stating that SCA is currently in the second year of the new 5-year strategic plan. Each year, Fred Steinmann is tasked with providing an update to the Board on the progress of the plan.

Fred Steinmann was present and provided an update on the implementation and build out of the 2023 through 2028 strategic plan. He stated that he had met with President Bahr to go over the key elements of the plan and provided the status of each section for the Board.

A new technical report will be drafted regarding the yearly update and will be provided to the Board in the next few months.

No public comment was received.

No action was taken.

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A DONATION REQUEST FROM ELKO ARCHERY CLUB FOR THE HORSE PALACE FOR AN ARCHERY EVENT. *FOR POSSIBLE ACTION*

President Bahr introduced the item stating that the Elko Archery Club is requesting a donation for their event held at the Horse Palace.

Justin Hardy, Elko Archery President, commented that this event was previously a one-day event and has been extended into a two-day event. This year's participation in the event was 128 people from around the area and they are asking for the donation from the Board for assistance. They are a non-profit organization.

Mr. Hardy provided further information on the club stating that they host shoots every month behind the hospital with one major shoot held at the Horse Palace and one in Lamoille Canyon each year.

No public comment was received.

Member Popp moved/Member DiLulo seconded to approve the donation request up to \$1500 for Elko Archery Club for the Horse Palace for an archery event held on February 1 and 2, 2025.

Member Popp amended/Member DiLulo seconded to approve the donation request of \$1500 for Elko Archery Club for the Horse Palace for an archery event held on February 1 and 2, 2025. Motion carried (7-0).

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A DONATION REQUEST FROM ELKO COUNTY RODEO CLUB FOR THE HORSE PALACE FOR A RODEO SCHEDULED IN OCTOBER 2025. FOR POSSIBLE ACTION

President Bahr introduced the item stating that the Elko County Rodeo Club is requesting a donation from the Board for their rodeo scheduled in October 2025.

Shawn Silva, Elko Rodeo Club, was present and requested a \$1500 donation for their rodeo on October 3-5, 2025. He stated that the Rodeo Club is a non-profit organization. He commented that there are typically 180-200 participants at the rodeo.

There was discussion regarding the stall split that was done in previous years, but that would have to come back before the Board at a future meeting. Attorney McConnell also clarified that the Board adopted the donation policy to set perimeters for donations and the limit for the donation is \$1500 per year.

There was additional discussion regarding in-kind services that could be used for additional donations regarding stalls. President Bahr commented that they should be tracking those services to be considered for future requests.

Public Comment:

Sadie Schick commented about the use of an electronic system for the stall rentals.

Member Reed moved/Member Atkin seconded to approve a \$1500 donations to go toward the facility fee to Elko County Rodeo Club for use of the Horse Palace from October 3-5, 2025 and to revisit any other requests or in-kind services at a later date. Motion carried (7-0).

V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER IMPLEMENTING NON-TICKETING EQUINE EVENT FEES FOR THE HORSE PALACE. FOR POSSIBLE ACTION

President Bahr introduced the item stating a new fee structure is proposed to consider non-ticketed equine events. The proposal is:

\$300 or 10% of producer rate, whichever is greater, for weekday

\$500 or 10% of producer rate, whichever is greater, for weekends

\$300 or 10% of producer rate, whichever is greater, for ½ day weekends.

It was clarified that this proposal was used to encourage the use of weeknights, but this would not limit these events to half days if held on weekdays.

Sadie Schick was present to provide clarification on the proposal. She stated that she had talked to other groups about the use of the Horse Palace and to encourage other producers to rent the facility.

Public Comment:

Shanae Matson, Elko County Rodeo Club, commented that others could afford to put on other events at the Horse Palace.

Vice Chair Hannum moved/Member Popp seconded to implement non-ticketed equine event fees for the Horse Palace as presented. Motion carried (7-0).

VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER AND/OR APPROVE A PROPOSAL FROM EXTRA NINE TO ENTER INTO A USAGE AGREEMENT TO PROVIDE A GOLF SIMULATOR BUSINESS IN THE FAIRWAY COMMUNITY CENTER.

FOR POSSIBLE ACTION

President Bahr introduced the item that Extra Nine LLC was requesting to enter into a usage agreement to provide a golf simulator business in the Fairway Community Center.

Shannon Berich, Cameron Berish, Casey Dack, and Ben LaJeunesse, owners, were present at the meeting. They are requesting an agreement with the Board for 2 weekends a month to use the Boardroom for a golf simulator business for a rate less than the established rates for the room.

Attorney McConnell clarified that the request does not fit within the usage fees already established and cautioned the Board that it could be preferential treatment as we are not offering this room at \$600 per month to other groups. This would not be considered a donation, but it is a reduced rate.

Extra Nine commented that they hoped that their operation would generate opportunities for other businesses and were willing to collaborate with all parties.

There was brief discussion that it may be an option at the Old Clubhouse to work with Carry on With Style if they have space available in the old pro shop area.

No public comment was received.

No action was taken.

VII. REVIEW AND DISCUSSION WITH BOARDWALK LLC TO REVIEW THE 2024 SEASON AND PLANS FOR THE 2025 SEASON AT THE MARINA.

NON-ACTION ITEM

President Bahr introduced the item and provided a general update regarding the water quality plan.

Boardwalk representatives were unable to attend, but plan to attend a meeting in the future.

No public comment was received.

Non-action item

VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ACCEPT A PROPOSAL FROM EIDE BAILLY, LLC TO PROVIDE AUDIT SERVICES TO SPRING CREEK ASSOCIATION FOR THE YEAR ENDING DECEMBER 31, 2024.

FOR POSSIBLE ACTION

President Bahr introduced the item that Eide Bailly had submitted their proposal to provide audit services for the year ending December 31, 2024.

There was discussion regarding getting additional bids next year.

No public comment was received.

Vice Chair Hannum moved/Member DiLulo seconded to accept a proposal from Eide Bailly, LLC to provide audit services to Spring Creek Association for the year ending December 31,

2024. Motion carried (6-1-0), Member Mauldin against.

IX. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A BUDGET FOR THE SPLASH PAD. FOR POSSIBLE ACTION

President Bahr introduced the item with a proposed budget for the splash pad. Brian Christiansen, Operations Director, was present and provided information on the bids and system. Vice Chair Hannum provided commented on the reuse system proposed for the splash pad.

No public comment was received.

Member Mauldin moved/Member Atkin seconded to approve up to \$900,000 budget for the splash pad.

Member Mauldin amended/Member Atkin seconded to approve a not to exceed budget of \$900,000 for the splash pad from the Capital Reserve above what has already been spent. Motion carried (7-0).

X. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REALLOCATE FUNDING FROM THE CARRY FORWARD TO APPROVE THE PURCHASE OF A WATER TRUCK. FOR POSSIBLE ACTION

President Bahr introduced the item to consider reallocating funding from the carry forward to approve the purchase of a 2000-gallon water truck.

Operations Director Christiansen commented on the versatility and need for a water truck for our operations. Staff provided a breakdown of savings from other purchases already made from the funding and the savings could be reallocated for the purchase.

No public comment was received.

Member DiLulo moved/Member Reed seconded to approve the purchase of a water truck with carry-forward funds up to \$35,000. Motion carried (7-0).

XI. REVIEW, DISCUSSION AND POSSIBLE ACCEPTANCE OF A REVISED SCA EMPLOYEE HANDBOOK. FOR POSSIBLE ACTION

President Bahr introduced the item that the SCA Employee Handbook had been revised and was before the Board for their acceptance. Staff and legal provided a tracked changes document for the Board to review.

There was general discussion on various portions of the policy.

No public comment was received.

Member Reed moved/Vice Chair Hannum seconded to accept the revised SCA Employee Handbook as presented. Motion carried (7-0).

XII. 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

1. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 762 Hayland Dr (202-011-001) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

Secretary Duncan stated that the property is nearly in compliance and recommended tabling the property for 30 days. Property Owner Graham stated that it is a rental property and said the pallets have been removed.

No public comment was received.

Member DiLulo moved/Member Atkin seconded to postpone legal action and fines until March 31, 2025.

Member DiLulo amended the motion/Member Atkin seconded to postpone action at 762 Hayland Dr (202-011-001) until March 31, 2025, and if the property is not in compliance, to move the property forward for legal action. Motion carried (7-0).

2. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 887 PALACE PKWY (403-016-016) 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 November 2022 and there has been no contact.

No public comment was received.

Member DiLulo moved/Member Popp seconded to refer the property at 887 Palace Pkwy (403-016-016) to legal counsel and uphold the fine. Motion carried (7-0).

XIII. APPROVAL OF MINUTES:**FOR POSSIBLE ACTION****A. January 22, 2025, Regular Meeting Minutes**

Member Atkin moved/Member DiLulo seconded to approve the January 22, 2025, Regular Meeting Minutes as presented. Motion carried (7-0).

XIV. ACCEPT JANUARY 2025 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 January 2025 Assessment and Legal Receivable reports as presented. Motion carried (7-0).

XV. ACCEPT JANUARY 2025 FINANCIAL REPORTS.

FOR POSSIBLE ACTION

Treasurer Austin-Preston provided general updates.

Member DiLulo moved/Member Atkin seconded to accept the January 2025 financial reports as presented. Motion carried (7-0).

XVI. MEETING SCHEDULE

NON-ACTION ITEM

The next Regular Board of Directors meeting is scheduled for Wednesday, March 26, 2025, at 5:30pm. The meetings may be held telephonically.

REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER CHANGING THE START TIME FOR THE MARCH 26, 2025, REGULAR MEETING FROM 5:30PM TO 5:00PM.

There was no action to change the time of the meeting on March 26, 2025.

XVII. PUBLIC COMMENT

ACTION SHALL NOT BE TAKEN

No public comment was received.

ADJOURNMENT

The meeting adjourned at 8:15 p.m.