# SPRING CREEK ASSOCIATION
# BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Board of Directors
Wednesday, May 27, 2026, 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) via phone, Jody Atkin (Tract 200), Vice Chair Randy Mauldin (Tract 300)

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

**ABSENT:** John Featherston (Tract 400)

**CORPORATE OFFICERS PRESENT:** SCA President Bahr, SCA Treasurer Austin-Preston

**CORPORATE ATTORNEY:** Katie McConnell

**CALL TO ORDER:** Vice Chair Mauldin called the meeting to order in person and telephonically at 5:32 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.

No public comment was received.

**II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LAND USAGE AGREEMENT WITH SOUTHWEST GAS FOR PIPELINE INSTALLATION IN A PORTION OF TRACT 401 - PARCEL E -AT THE INTERSECTION OF THISTLE DRIVE AND THISTLE JUNCTION, SW GAS WR# 4723155.** ***FOR POSSIBLE ACTION***

President Bahr introduced the item that Southwest Gas is requesting a land usage agreement for pipeline installation at the intersection of Thistle Drive and Thistle Junction.

Charlie Duncan, SWG, was present and commented that this usage agreement would involve getting gas services to Pleasant Valley and the line would go through the Thistle property behind 722 Willington Drive.

Attorney McConnell commented that the agreement would need to be edited to remove the portion that allows above ground utilities.

No public comment was received.

Member Martindale moved/Member Atkin seconded to approve the land usage agreement with Southwest Gas for pipeline installation in a portion of Tract 401 – Parcel E – At the intersection of Thistle Drive and Thistle Junction, SW Gas WR# 4723155 with a legal review of the language. Motion carried (6-0), Member Featherston absent.

**III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A TEMPORARY CONSTRUCTION LAND USAGE AGREEMENT AND A LAND USAGE AGREEMENT WITH SOUTHWEST GAS FOR PIPELINE INSTALLATION IN A PORTION OF TRACT 401 – NO VEHICULAR ACCESS PARCEL – NEAR THE INTERSECTION OF BROKEN ARROW LANE AND PLEASANT VALLEY ROAD, SW GAS WR# 5063442.**

***FOR POSSIBLE ACTION***

President Bahr introduced the item that Southwest Gas was requesting a temporary construction land usage agreement and a separate land usage agreement for pipeline installation in a portion of Tract 401 – No Vehicular Access Parcel – Near the intersection of Broken Arrow Lane and Pleasant Valley Road.

Charlie Duncan, SW Gas was present and provided background on the requested project.

Attorney McConnell commented that this agreement would also need to be edited to remove the portion that allows above ground utilities.

No public comment was received.

Member Whitson moved/Member Martindale seconded to authorize staff and legal to negotiate a temporary construction usage agreement for construction on the parcel. Motion carried (6-0), Member Featherston absent.

Member Young moved/Member Atkin seconded to approve entering a Land Usage Agreement with Southwest Gas for pipeline installation in a portion of Tract 401 – No Vehicular Access Parcel – Near the intersection of Broken Arrow Lane and Pleasant Valley Road, SW Gas WR# 5063442. Motion carried (6-0), Member Featherston absent.

**IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER FINANCIAL REPRESENTATION FOR THE SPRING CREEK ASSOCIATION 401K PLAN.**
***FOR POSSIBLE ACTION***

President Bahr introduced the item that the Board discussed vendor and procurement practices at the February Board meeting and this item is to consider financial representation for the Spring Creek Association 401K Plan.

AJ Hull, Edward Jones, was present and submitted a proposal of services to be the advisor of records for the SCA 401K plan. He provided background on educational opportunities, availability to participants for online or in person meetings, plan monitoring and review and fee transparency. He commented on possible changes of plan offerings, fee options, and risk assessment.

Brad Brazil, Enterprise, was present and stated that he had 15 years of experience and would like to continue to be the Principal third party facilitator.

He commented that the fees are currently 25 basis points, they provide a yearly presentation to the group and offer individual consultations with participants. He commented that they manage multiple 401K plans and Principal is the best plan available. He commented that he has extensive high wealth expertise. The current representative, Dorothy Hull, plans to retire in 6 months to a year.

No public comment was received.

Chair DiLulo moved/Member Atkin seconded to accept AJ Hull, Edward Jones, for financial representation for the Spring Creek Association Plan. Motion carried (6-0), Member Featherston absent.

**V. INTRODUCTION AND DISCUSSION FOR CANDIDATES FOR THE ELKO COUNTY COMMISSION.** ***NON-ACTION ITEM***

President Bahr introduced the item that SCA is provided a platform for candidates for the Elko County Commission to introduce themselves and provide information on their candidacy. All candidates were asked the same set of questions.

Scott Gavorsky, candidate for District 2 seat, was present. He provided history of employment with Great Basin College and the Census Bureau. He currently has a consulting firm for rural non-profits.

He state that he would be in favor of a General Improvement District for road funding for Spring Creek. He commented on the ski resort issues as well as the Elko Strategic plan and how it could align with Spring Creek. He also commented on the need for economic diversification and the addition of EMS services in Spring Creek.

Public Comment: A property owner provided comment on the proposed ski resort and were against its formation.

Travis Gerber, candidate for District 4 seat, was present. He provided background that he has a law degree and was an intern in Washington DC.

He commented on the proposed Memorandum of Understanding for Elko County to provide the maintenance on the Parkways in Spring Creek and the difference in funding from Regional Transportation Funds to County funded maintenance. He commented on the ski resort and that a lodge is a specific conditional use for the land type.

He provided comments on the County strategic plan, water rates, and is in favor of economic diversification. He also commented on EMS services being brought to Spring Creek and possible Data Center Plans.

No public comment was received.

No action was taken.

**VI. INTRODUCTION AND DISCUSSION FOR CANDIDATES FOR THE ELKO COUNTY SHERIFF.** ***NON-ACTION ITEM***

President Bahr introduced the item that SCA is provided a platform for candidates for the Elko County Commission to introduce themselves and provide information on their candidacy. All candidates were asked the same set of questions.

Aitor Narvaiza, incumbent Elko County Sheriff, was present and provided background that he immigrated from Spain in the 1970's and was elected Sheriff in 2019 and 2023.

He provided comment on dirt bike enforcement, whether he thought crime was going up and what the County was currently doing to prevent that. He also provided comment on dog at large and barking complaints. He stated that there are 2 full time animal control officers with 1 in Spring Creek full time. He also commented on school safety coordination and traffic enforcement in residential areas. He also provided comment on new drones and teams that they have in place now.

Mike Silva, candidate for Sheriff, was present and provided background on his law enforcement career. He commented that law enforcement needed more presence and visibility in the county.

Jesse Watts, non-property owner and Eureka County retired Sheriff, commented on the duties of Sheriff.

No action was taken.

**VII. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A MEMORANDUM OF UNDERSTANDING WITH ELKO COUNTY REGARDING THE MAINTENANCE OF THE PARKWAYS IN SPRING CREEK.** ***FOR POSSIBLE ACTION***

President Bahr introduced the item that Spring Creek staff and legal continue to work with Elko County to finalize the Memorandum of Understanding for maintenance of the Parkways. Attorney McConnell stated that there is no current update at this time.

No public comment was received.

No action was taken.

## VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE PURCHASE OF CHIP ROCK FOR THE 2026 CHIP PROJECT. *FOR POSSIBLE ACTION*

President Bahr introduced the item to consider purchasing the chip rock for our 2026 chip project. We received 3 quotes for the rock. Ruby Mountain Rock and Ready Mix was the lowest bid at 188,000.

No public comment was received.

Member Martindale moved/Member Atkin seconded to approve the purchase of chip rock for the 2026 chip project from Ruby Mountain Rock and Ready Mix based on their submitted bid. Motion carried (6-0), Member Featherston absent.

## 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***

1. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 952 FAIRLAWN DR (109-005-003) 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 2025.
   Property owner Jessica Larson was present and stated that they were getting quotes to build around the conex and were asking for additional time.

   Member Martindale moved/Member Young seconded to refer the property at 952 Fairlawn Drive (109-005-003) to legal counsel for further action and uphold all fines if there is not progress made for the removal or plans submitted by July 22, 2026. Motion carried (5-0-1), Vice Chair Mauldin abstained, Member Featherston absent.

## X. CONSENT AGENDA

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

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

### A. APPROVAL OF MINUTES:

April 22, 2026 Regular Meeting Minutes

**B. ACCEPT APRIL 2026 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.**

**C. ACCEPT April 2026 FINANCIAL REPORTS.**

No public comment was received.

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

**XI. MEETING SCHEDULE** **NON-ACTION ITEM**

The Annual Property Owner meeting is scheduled for June 6, 2026 - 11am barbecue, 12pm meeting.
The next Board of Directors meeting is scheduled for July 22, 2026, at 5:30pm.

The meetings may be held telephonically.

**XII. PUBLIC COMMENT** **ACTION SHALL NOT BE TAKEN**

No public comment was received.

**ADJOURNMENT**

The meeting adjourned at 8:49 p.m.