



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING NOTICE

The Spring Creek Association Board of Directors will hold their Regular Meeting Wednesday, November 20, 2024 at the Spring Creek Association Office, 401 Fairway Blvd, Spring Creek, NV beginning at 5:30 p.m. (PST). There may be a quorum of the Committee of Architecture present at the meeting.

Attached with this Notice is the Agenda for said meeting of the Board of Directors.

This notice is to be posted at the following places no later than November 15, 2024:

**SCA Office-www.springcreeknv.org
Khoury's Market Community Board
SCA Horse Palace
Country Club Shell**

THE SPRING CREEK ASSOCIATION REGULAR BOARD MEETING FOR NOVEMBER 20, 2024 WILL BE AVAILABLE VIA ZOOM. THE PUBLIC CAN PARTICIPATE IN THE VIRTUAL MEETING ON A COMPUTER, LAPTOP, TABLET OR SMARTPHONE. THE REGULAR BOARD MEETING ROOM WILL BE ACCESSIBLE TO THE PUBLIC FOR THIS MEETING.

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Meeting ID: 879 2415 7416 Passcode: 333475

1-346-248-7799

1-253-215-8782

1-312-626-6799

Or by submitting an e-mail to: scatreas@springcreeknv.org by November 15, 2024.

NOTICE TO PERSONS WITH DISABILITIES

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify Spring Creek Association in writing at 401 Fairway Blvd, Spring Creek, Nevada 89815 or by calling (775) 753-6295 at least 48 hours prior to the scheduled meeting.

Kristine Austin-Preston
Corporate Secretary/Treasurer
November 14, 2024

**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS
REGULAR MEETING
WEDNESDAY, NOVEMBER 20, 2024 AT 5:30 P.M., P.S.T.
AT THE SPRING CREEK ASSOCIATION OFFICE
401 FAIRWAY BLVD, SPRING CREEK, NEVADA
AGENDA**

Board of Directors

Tract

Kelly DiLulo-(100), Jody Atkin - (200)

Randy Mauldin-(300), John Featherston- Chairperson-(400)

At-Large

Tom Hannum – Vice Chairperson, Molly Popp

CALL TO ORDER

ROLL CALL

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.
- II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPOINT A MEMBER TO FILL THE AT-LARGE BOARD VACANCY FOR THE REMAINDER OF THE TERM ENDING IN JUNE 2025 PURSUANT TO SPRING CREEK ASSOCIATION BYLAW 5.9.a.**
FOR POSSIBLE ACTION
- III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER AN AGREEMENT WITH TRAVIS MAHLKE TO PROVIDE GOLF PROFESSIONAL SERVICES THROUGH A GENERAL MANAGER OF GOLF POSITION.** ***FOR POSSIBLE ACTION***
- IV. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF AN UPDATED ROAD PRESERVATION PLAN.** ***FOR POSSIBLE ACTION***
- V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER SETTING THE DATE, TIME AND LOCATION FOR THE ANNUAL MEETING OF MEMBERS FOR 2025 PURSUANT TO BYLAW 4.1.** ***FOR POSSIBLE ACTION***
- VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER IMPLEMENTING AN RV FEE FOR THE AMENITIES AND A CREDIT CARD CONVENIENCE FEE FOR THE GOLF**

COURSE.

FOR POSSIBLE ACTION

- VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE 2025 SPRING CREEK ASSOCIATION BUDGET. FOR POSSIBLE ACTION**

VIII. COMMITTEE OF ARCHITECTURE

A. COA REPORTS

NON-ACTION ITEM

- B. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF APPOINTMENT TO THE COMMITTEE OF ARCHITECTURE FOR ONE-YEAR TERMS COMMENCING JANUARY 1, 2025. FOR POSSIBLE ACTION**

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

- 1. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 53 ARROYA VISTA DR (301-007-016) 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 268 ASHFORD LN (109-008-032) 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 288 DOVE CREEK CT (201-003-042) 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 308 KIMBLE DR (202-015-006) 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 319 LOGAN DR (202-007-012) 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 507 SHADYBROOK DR (304-006-020) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
- 7. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 532 LYNX DR (202-019-014) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
- 8. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 549 ASHCROFT DR (103-006-014) 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 558 TIFFANY DR (202-025-038) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
- 10. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 627 SPRING VALLY PKWY (202-003-074) 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 635 AESOP DR (401-017-002) 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 680 HAYLAND DR (202-010-053) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.
13. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 732 HOLIDAY DR (202-003-026) 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 755 HOLIDAY DR (202-001-025) 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 773 SPRING VALLEY PKWY (202-004-013) 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 786 HOLIDAY DR (202-003-035) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

IX. APPROVAL OF MINUTES:

FOR POSSIBLE ACTION

- A. October 23, 2024 Regular Meeting Minutes

X. ACCEPT OCTOBER 2024 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.

FOR POSSIBLE ACTION

XI. ACCEPT OCTOBER 2024 FINANCIAL REPORTS.

FOR POSSIBLE ACTION

XII. MEETING SCHEDULE

The next Board of Directors meeting is scheduled for December 11, 2024 at 5:30pm.

XIII. PUBLIC COMMENT

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.

XIV. ADJOURNMENT

NOTICE TO PERSONS WITH DISABILITIES

Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the Board of Directors in writing at: 401 Fairway Blvd; Spring Creek, NV 89815, e-mail scatreas@springcreeknv.org, or by calling (775) 753-6295.

Declaration of Posting of
Spring Creek Association
Board of Director's Meeting Agenda

I, the undersigned do hereby state and return that I received a copy of the Spring Creek Association Board of Director's Regular Meeting Agenda for the November 20, 2024 meeting, a true copy of which is attached hereto, and that I posted a copy of the Agenda at the following public places in County of Elko, State of Nevada as follows:

1. Spring Creek Association Administrative Offices, 401 Fairway Blvd,
Spring Creek, NV 89815
Date: 11-15-24 Time: 8:30am
2. Khoury's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815
Date: 11-15-24 Time: 8:10am
3. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV
89815
Date: 11-15-24 Time: 8:20am
4. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815
Date: 11-15-24 Time: 7:50am

I declare under penalty of perjury that the foregoing is true and correct.

DATED this 15 day of Nov, 2024.

By Kusha Dushor Prasher
Name: Kusha Dushor Prasher
Title: Corp Sec/Treas