



**SPRING CREEK ASSOCIATION  
BOARD OF DIRECTORS  
REGULAR MEETING NOTICE**

The Spring Creek Association Board of Directors will hold their Regular Meeting Wednesday, December 1, 2021 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 24, 2021:

**SCA Office-[www.springcreeknv.org](http://www.springcreeknv.org)  
Khoury's Market Community Board  
SCA Horse Palace  
Country Club Shell**

**COVID-19 RESTRICTIONS:**

**DUE TO THE RECENT RISE IN COVID-19 CASES IN THE ELKO COUNTY AREA, THE SPRING CREEK ASSOCIATION REGULAR BOARD MEETING FOR DECEMBER 1, 2021 WILL BE HELD 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, BUT WE ASK THOSE WHO ARE ABLE, TO USE THE ZOOM VIRTUAL FORMAT.**

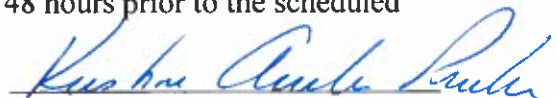
The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Meeting ID: 812 6723 6507, Passcode: 927826  
1-346-248-7799  
1-253-215-8782  
1-312-626-6799

Or by submitting an e-mail to: [scatreas@springcreeknv.org](mailto:scatreas@springcreeknv.org) by November 24, 2021.

**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 23, 2021

**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS  
REGULAR MEETING  
WEDNESDAY, DECEMBER 1, 2021 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**

**Josh Park-(100) – Chairperson, Karl Young - (200)**

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

**At-Large**

**Tom Hannum, Molly Popp, Jake Reed**

**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 ACCEPT AND APPROVE THE 2020 FINANCIAL AUDIT PREPARED BY EIDE BAILLY LLP.** *FOR POSSIBLE ACTION*
- III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE SIGNATURE AUTHORITY FOR THE CLOSING DOCUMENTS FOR THE OLD ADMINISTRATION BUILDING LOCATED AT 451 SPRING CREEK PARKWAY (102-010-086).** *FOR POSSIBLE ACTION*
- IV. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF THE FINAL EXPENDITURE AMOUNT FOR THE SPORTS COURT LOCATED AT THE MARINA.** *FOR POSSIBLE ACTION*
- V. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF THE FINAL EXPENDITURE AMOUNT FOR THE HORSE PALACE ARENA FROM PRIEFERT RODEO & RANCH EQUIPMENT.** *FOR POSSIBLE ACTION*
- VI. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF FUNDS TO RE-ROUTE THE STORM DRAINAGE DITCH AT SCHUCKMANN'S SPORTS COMPLEX.** *FOR POSSIBLE ACTION*

- VII. REVIEW AND DISCUSSION OF THE REVENUE AND EXPENSES FROM THE ELKO HIGH SCHOOL RODEO HELD AT THE HORSE PALACE IN OCTOBER 2021.  
*FOR POSSIBLE ACTION*
- VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER INTERVENING IN THE GREAT BASIN WATER RATE CASE.  
*FOR POSSIBLE ACTION*
- IX. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER CHANGING USER RATES AT THE HORSE PALACE.  
*FOR POSSIBLE ACTION*
- X. REVIEW, DISCUSSION AND SECOND READING OF POLICY 21-001, POLITICAL CANDIDATES ENDORSEMENT POLICY.  
*FOR POSSIBLE ACTION*
- XI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO SET THE REGULAR MONTHLY MEETING DATES OF THE BOARD OF DIRECTORS FOR 2022 PURSUANT TO BYLAW 5.4.  
*FOR POSSIBLE ACTION*
- XII. REVIEW AND POSSIBLE ACTION REGARDING THE PERFORMANCE EVALUATION FOR THE PRESIDENT/GENERAL MANAGER IN ACCORDANCE WITH THE 2021 PERFORMANCE APPRAISAL AND THE EMPLOYMENT CONTRACT AND POSSIBLE APPROVAL OF AMENDMENT THERETO.  
*FOR POSSIBLE ACTION*
- XIII. COMMITTEE OF ARCHITECTURE  
A. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 522 BRENT DR (202-020-008) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.  
*FOR POSSIBLE ACTION*
- XIV. APPROVAL OF MINUTES:  
A. November 10, 2021 Regular Meeting Minutes  
*FOR POSSIBLE ACTION*
- XV. ACCEPT NOVEMBER 2021 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.  
*FOR POSSIBLE ACTION*
- XVI. ACCEPT NOVEMBER 2021 FINANCIAL REPORTS.  
*FOR POSSIBLE ACTION*
- XVII. MEETING SCHEDULE  
The Next Board of Directors meeting is tentatively scheduled for January 26, 2022 at 5:30pm.
- XVIII. 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.
- XIX. 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](mailto: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 December 1, 2021 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: 11-24-21 Time: 8:00am
2. Khoury's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815  
Date: 11-23-21 Time: 6:45pm
3. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV  
89815  
Date: 11-23-21 Time: 6:20pm
4. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815  
Date: 11-24-21 Time: 7:45am

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

DATED this 24 day of Nov, 2021.

By Kashna Anisha Puri  
Name: Kashna Anisha Puri  
Title: Corp Sec/Treas