



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

The Spring Creek Association Board of Directors will hold their Regular Meeting Wednesday, October 27, 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 October 22, 2021:

**SCA Office-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 OCTOBER 27, 2021 WILL BE HELD VIA ZOOM ONLY. THE PUBLIC CAN PARTICIPATE IN THE VIRTUAL MEETING ON A COMPUTER, LAPTOP, TABLET OR SMARTPHONE. THE REGULAR BOARD MEETING ROOM WILL NOT BE ACCESSIBLE TO THE PUBLIC FOR THIS MEETING.


The meeting can be accessed by phone by calling:

**Number: 1-669-900-6833, Meeting ID: 828 9484 6583, Passcode: 468034
1-346-248-7799
1-253-215-8782**

Or by submitting an e-mail to: scatreas@springcreeknv.org by October 22, 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
October 21, 2021

**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS
REGULAR MEETING
WEDNESDAY, OCTOBER 27, 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 CONSIDER A REQUEST FROM H2GO TO EXTEND THE PAYMENT TERMS ON THE SHED FROM FULL PAYMENT IN OCTOBER 2021 TO HALF IN OCTOBER 2022 AND THE FINAL HALF TO OCTOBER 2023.**
FOR POSSIBLE ACTION
- III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A PROPOSAL FROM KARR FOOD AND ENTERTAINMENT LLC TO PROVIDE RESTAURANT AND BAR SERVICES AT THE FAIRWAY COMMUNITY CENTER RESTAURANT AND BAR FACILITY.**
FOR POSSIBLE ACTION
- IV. REVIEW AND DISCUSSION OF THE QUARTERLY UPDATE REGARDING THE ANIMAL CONTROL CONTRACT.**
NON-ACTION ITEM
- V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ACCEPT OR REJECT OFFERS RECEIVED ON THE OLD ADMINISTRATION BUILDING LOCATED AT 451 SPRING CREEK PARKWAY (102-010-086).**
FOR POSSIBLE ACTION

- VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO TERMINATE THE CONCESSIONAIRE AGREEMENT WITH COOKS & COOKS, LLC FOR THE FAIRWAY COMMUNITY CENTER RESTAURANT AND BAR FACILITY AND PROCEED WITH ACTION FOR THE DELINQUENT AMOUNTS DUE THEREON. *FOR POSSIBLE ACTION*
- VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A USAGE AGREEMENT WITH ANTHEM BROADBAND OF NEVADA, LLC FOR TRACT 201 PARCEL A (505 SPRING VALLEY PLACE), APN 054-012-001 FOR A 15-FOOT-WIDE EASEMENT BETWEEN SPRING VALLEY PARKWAY AND EDGEWATER COURT. *FOR POSSIBLE ACTION*
- VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A USAGE AGREEMENT WITH ANTHEM BROADBAND OF NEVADA, LLC FOR TRACT 201 PARCEL B, APN 054-013-001 FOR A 15-FOOT-WIDE EASEMENT BETWEEN EDGEWATER COURT TO DOVE CREEK COURT. *FOR POSSIBLE ACTION*
- IX. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A USAGE AGREEMENT WITH ANTHEM BROADBAND OF NEVADA, LLC FOR TRACT 201 PARCEL C, APN 054-014-001 FOR A 15-FOOT-WIDE EASEMENT BETWEEN DOVE CREEK COURT TO THE END OF SECTION 33. *FOR POSSIBLE ACTION*
- X. REVIEW, DISCUSSION AND POSSIBLE ACTION APPROVE FUNDS TO UPDATE THE SCHUCKMANN'S MASTER PLAN FOR FUTURE USE. *FOR POSSIBLE ACTION*
- XI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A BID TO REPAIR THE FLAT ROOF AREA ON THE OLD GOLF CLUBHOUSE. *FOR POSSIBLE ACTION*
- XII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A BID FOR INTERIOR PAINTING AND WALL REPAIRS IN THE RESTAURANT AND BAR AREAS OF THE FAIRWAY COMMUNITY CENTER. *FOR POSSIBLE ACTION*
- XIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO DEVELOP A POLICY REGARDING SCA ENDORSING POLITICAL CANDIDATES. *FOR POSSIBLE ACTION*
- XIV. REVIEW, DISCUSSION AND SECOND READING OF POLICY 07-001, BOARD OF DIRECTORS' AND PRESIDENT'S CODE OF CONDUCT IN REGARD TO ETHICS, DIRECTORS' AND PRESIDENT'S ACTIVITIES AND ACCESS TO INFORMATION. *FOR POSSIBLE ACTION*
- XV. REVIEW AND DISCUSSION OF THE PROPOSED 2022 SPRING CREEK ASSOCIATION BUDGET. *NON-ACTION ITEM*
- XVI. COMMITTEE OF ARCHITECTURE
- A. REPORTS *NON-ACTION ITEM*
- B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 437 TRES CARTES AVE (202-028-009) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. *FOR POSSIBLE ACTION*
- C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 878 SPRING VALLEY PKWY (202-025-042) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. *FOR POSSIBLE ACTION*
- D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 588 HOLIDAY DR (202-003-003) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. *FOR POSSIBLE ACTION*

E. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 464 LAMONT PL (202-004-005) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

F. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 469 FRISCO DR (107-005-030) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

G. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 477 FOXRIDGE DR (401-006-014) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

H. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 484 PINE KNOT DR (202-019-001) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

XVII. APPROVAL OF MINUTES:

FOR POSSIBLE ACTION

- A. September 22, 2021 Regular Meeting Minutes
- B. September 30, 2021 Special Meeting Minutes

XVIII. ACCEPT SEPTEMBER 2021 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.

FOR POSSIBLE ACTION

XIX. ACCEPT SEPTEMBER 2021 FINANCIAL REPORTS.

FOR POSSIBLE ACTION

XX. MEETING SCHEDULE

The Next Board of Directors meeting is scheduled for November 10, 2021 at 5:30pm.

XXI. 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.

XXII. 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 October 27, 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: 10-21-21 Time: 5:25pm
2. Khoury's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815
Date: 10-21-21 Time: 4:50pm
3. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV
89815
Date: 10-21-21 Time: 5:30pm
4. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815
Date: 10-21-21 Time: 5:10pm

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

DATED this 21 day of Oct, 2021.

By 
Name: Kristine Austin-Porslan
Title: Corp Sec/Treas