



SPRING CREEK ASSOCIATION ANNUAL PROPERTY OWNER MEETING MINUTES

Spring Creek Association ("SCA") Board of Directors
Saturday, June 15, 2024, 12:00 Noon, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Chair John Featherston (Tract 400), Jody Atkin (Tract 200)

At-Large Members:

ABSENT: Kelly DiLulo (Tract 100), Randy Mauldin (Tract 300), Vice Chair Tom Hannum, Molly Popp, and Jake Reed

CORPORATE OFFICERS PRESENT: President Bahr, Treasurer Austin-Preston

CORPORATE ATTORNEY: None

CALL TO ORDER: Chair Featherston called the meeting to order at 12:00 PM.

PLEDGE OF ALLEGIANCE.

I. PRESENTATION OF THE VOLUNTEER OF THE YEAR AWARD TO JODY WITHERS NON-ACTION ITEM

President Bahr introduced the Volunteer of the Year award recipient, Jody Withers. Jody volunteers endlessly at the Horse Palace.

Jody was present and thanked the staff and Board for the award.

II. PRESENTATION AND UPDATE BY SOUTHWEST GAS. NON-ACTION ITEM

Dan Hayes and Dillon Keith were present for Southwest Gas. They stated that they currently have 435 active meters in place along with 750 service lines installed in Spring Creek. They commented specifically on their attempts to improve their restoration of disturbed areas by hiring additional crews. There were specific comments on the price for natural gas and the conversion for homes. Much of the information is available on their website at Springcreekgas.com.

III. PRESENTATION AND UPDATE BY ANTHEM BROADBAND. NON-ACTION ITEM.

There were no representatives from Anthem Broadband in attendance at the meeting to provide an update.

IV. PRESENTATION AND UPDATE BY CC COMMUNICATIONS. NON-ACTION ITEM

James Nugent was present for CC Communications and provided updates to their current construction in the 200 and 400 Tracts. He commented that their contract is non-binding and

there is no cost to property owners for hooking up service while they are working on their grant funding. They will move on to the 100 and 300 Tracts next. Their webpage is elkobroadband.com and you can find updates on their progress there.

V. PRESENTATION AND UPDATE BY ELKO COUNTY AMBULANCE. NON-ACTION ITEM

Chris McCann, Chief of Elko County Ambulance Service, was present and provided an update on the ambulance service in Spring Creek. It was approved to have full-time service in Spring Creek in 2020 and there has been full-time staffing available since 2022. They are hoping to remodel the fire station by the roundabout for the ambulance service.

VI. UPDATE ON THE 2023 SPRING CREEK ASSOCIATION AUDIT REPORT.

NON-ACTION ITEM

Treasurer Austin-Preston provided an update to the property owners that the audit is complete and going through the quality control process. The full audit report will be heard at the July or August regular meeting. Further information was provided by President Bahr that SCA is always audited by a 3rd party and receives a good audit report yearly.

VII. GENERAL DISCUSSION REGARDING THE SPRING CREEK ASSOCIATION INCLUDING THE GENERAL PLAN, PROJECTS, AND OTHER MATTERS AS MAY BE BROUGHT FORTH BY THE PROPERTY OWNERS. NON-ACTION ITEM

President Bahr provided a presentation and took general questions from the property owners on some of the following items:

- ♦ History of the HOA
- ♦ Where assessments are spent
 - ♦ Budget
- ♦ Communications
- ♦ Key issues including:
 - ♦ Large Projects Review
 - Splash pad, Multi-court, HP arena, Marina water quality,
 - ♦ Internet
 - ♦ Natural Gas
 - ♦ Snow Removal
 - ♦ Programs (Blue Reflector and Neighbor to Neighbor)
 - ♦ Online Reservation System
 - ♦ Commercial development
 - ♦ Diesel Fuel Tax increase
 - ♦ BLM – SCA contiguous borders for possible incorporation in the future
 - ♦ Roads
 - ♦ Committee of Architecture (“COA”) role
 - ♦ Alternate road access out of Spring Creek
 - ♦ Rules & Policies
 - ♦ Water/Sewer
 - ♦ Committees
 - ♦ Community Events
 - ♦ Mormon Crickets
 - ♦ Noxious weeds

VIII. 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.

IX. ADJOURNMENT

The meeting adjourned at approximately 1:26 p.m.