



SPRING CREEK ASSOCIATION ANNUAL PROPERTY OWNER MEETING MINUTES

Spring Creek Association (“SCA”) Board of Directors
Saturday, June 17, 2023, 12:00 Noon, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Karl Young (Tract 200), Randy Mauldin (Tract 300) and Chair John Featherston (Tract 400)

At-Large Members: Vice Chair Tom Hannum

ABSENT: Josh Park (Tract 100), Molly Popp, Jake Reed

CORPORATE OFFICERS PRESENT: President Bahr, Treasurer Austin-Preston

CORPORATE ATTORNEY: None

CALL TO ORDER: Chair Featherston called the meeting to order at 12:07 PM.

PLEDGE OF ALLEGIANCE.

I. PRESENTATION OF THE RESULTS OF THE 2023 TRACT DIRECTOR ELECTION.

NON-ACTION ITEM

Treasurer Austin-Preston provided the election results for the 2023 Tract Director Election via sealed envelope from McConnell Law. McConnell Law receives and tallies all votes for each election.

Pursuant to Bylaw 5.3.b, the announcement of the results of the election will occur on the day of the Annual Meeting. If only 1 qualified nomination is made for a vacant position, they shall be automatically deemed and declared elected. Pursuant to Bylaw 6.3, the required votes to validate a tract election, at least 10% of the total number of votes must be actual cast from that tract.

Tract 100 Candidates:

Kelly DiLulo – Received 183 Votes

Kevin Martindale – Received 65 Votes

Percentage of voters in Tract 100: 12.38%

Kelly DiLulo declared the winner in Tract 100.

Tract 200 Candidate - Fredrick Jody Atkin (uncontested)

Tract 300 Candidate - Randy Mauldin (uncontested)

Tract 400 Candidate - John Featherston (uncontested)

The candidates will all take their place as a Tract Board of Director at the Regular Meeting in July.

**II. PRESENTATION OF THE VOLUNTEER OF THE YEAR AWARD TO JAMIE JOGGERST.
NON-ACTION ITEM**

President Bahr introduced the Volunteer of the Year award recipient, Jamie Joggerst. Jamie works with RMLL, the concessions, Spring Creek Elementary playground.

Jamie was present and thanked all the parents and businesses that help with all of her projects.

**III. PRESENTATION OF RECOGNITION PLAQUES TO JOSH PARK AND KARL YOUNG.
NON-ACTION ITEM.**

Director Park was unable to attend and will receive his plaque at a later date. Director Young received his recognition plaque and a gift from the Board of Directors thanking him for his service to Spring Creek Association.

**IV. UPDATE ON THE 2022 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 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.

**V. GENERAL DISCUSSION REGARDING 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

- ♦ Grants
 - Landowner defensible space cost share
- ♦ Commercial development
- ♦ Diesel Fuel Tax increase
- ♦ BLM – SCA contiguous borders for possible incorporation in the future
- ♦ Roads
 - \$500,000 grant from Elko County to help repair roads from the harsh winter.
- ♦ Committee of Architecture (“COA”) role
- ♦ BLM plans to move the SCA Shooting Range
- ♦ Possible Cemetery in SCA
- ♦ Alternate road access out of Spring Creek
- ♦ Rules & Policies
- ♦ Water/Sewer
- ♦ Committees
- ♦ Community Events

VI. 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.

VII. ADJOURNMENT

The meeting adjourned at approximately 1:24 p.m.