



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

The Spring Creek Association Board of Directors will hold their Regular Meeting Wednesday, May 24, 2023 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 May 19, 2023:

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

**THE SPRING CREEK ASSOCIATION REGULAR BOARD MEETING FOR MAY 24, 2023 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, 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: 832 0303 2546, Passcode: 073850**

**1-346-248-7799**

**1-253-215-8782**

**1-312-626-6799**

**Or by submitting an email to: [scatreas@springcreeknv.org](mailto:scatreas@springcreeknv.org) by May 19, 2023.**

### **NOTICE TO PERSONS WITH DISABILITIES**

Members of the public who are disable 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  
May 18, 2023

**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS  
REGULAR MEETING  
WEDNESDAY, MAY 24, 2023 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), Karl Young - (200)**

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

**At-Large**

**Tom Hannum – Vice Chairperson, 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 JORDAN KING, ON BEHALF OF THE JAYME LYNN KING BATTER UP 16 FOUNDATION, TO WAIVE THE FACILITY USE AND DEPOSIT FEES FOR THE HORSE PALACE ON JULY 8, 2023.** ***FOR POSSIBLE ACTION***
- III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER IMPLEMENTING SEASONAL NON-PROPERTY OWNER PASS OPTIONS FOR THE MARINA AND OTHER AREAS.** ***FOR POSSIBLE ACTION***
- IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE PROPOSAL FOR THE HORSE PALACE ROOF, WALLS AND HEAT UPGRADES SCOPE OF WORK AND GUARANTEED MAXIMUM PRICE FROM BRAEMAR CONSTRUCTION UTILIZING ARPA FUNDS.** ***FOR POSSIBLE ACTION***
- V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE FUNDING FOR CULVERT CROSSINGS NEEDED FOR THE FOOTBALL AREA AT SCHUCKMANN'S.** ***FOR POSSIBLE ACTION***

- VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER APPROVING FUNDS TO PURCHASE A VEHICLE FOR ADMINISTRATION. *FOR POSSIBLE ACTION*
- VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER PURCHASING CHIP ROCK FOR THE 2023 ROAD PROJECT. *FOR POSSIBLE ACTION*
- VIII. REVIEW AND GENERAL UPDATE REGARDING THE SPLASHPAD AT SCHUCKMANN'S. *NON-ACTION ITEM*
- IX. COMMITTEE OF ARCHITECTURE
- A. COA REPORTS *NON-ACTION ITEM*
- B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 598 BUFFSIDE DRIVE (201-004-040) 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 VIOLATIONS AT 334 MERINO DRIVE (202-014-034) 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 VIOLATIONS AT 507 ASHCROFT DRIVE (103-006-021) 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 VIOLATIONS AT 478 BALSAM DRIVE (107-003-002) 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 VIOLATIONS AT 573 FLOWING WELLS LANE (301-002-029) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. *FOR POSSIBLE ACTION*
- X. APPROVAL OF MINUTES: *FOR POSSIBLE ACTION*
- A. April 26, 2023 Regular Meeting Minutes
- XI. ACCEPT APRIL 2023 ASSESSMENT AND LEGAL RECEIVABLE REPORTS. *FOR POSSIBLE ACTION*
- XII. ACCEPT APRIL 2023 FINANCIAL REPORTS. *FOR POSSIBLE ACTION*
- XIII. MEETING SCHEDULE
- The next Board of Directors meeting is scheduled for July 26, 2023 at 5:30pm.  
The Annual Property Owner meeting is scheduled for June 17, 2023 – Barbecue at 11am, meeting at 12pm.
- XIV. 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.
- XV. 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 May 24, 2023 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: 5-19-23 Time: 8:25am
2. Khoury's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815  
Date: 5-18-23 Time: 4:50pm
3. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV  
89815  
Date: 5-18-23 Time: 5:20pm
4. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815  
Date: 5-18-23 Time: 4:30pm

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

DATED this 19 day of May, 2023.

By

Name:

Title:

Kristine Austin Parker  
Kristine Austin Parker  
Corp Sec/Treas