



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

The Spring Creek Association Board of Directors will hold their Regular Meeting Wednesday, July 24, 2024 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 July 19, 2024:

**SCA Office-www.springcreeknv.org
Khoury's Market Community Board
SCA Horse Palace
Country Club Shell**

THE SPRING CREEK ASSOCIATION REGULAR BOARD MEETING FOR JULY 24, 2024 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.

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Meeting ID: 878 1405 5203 Passcode: 680649

1-346-248-7799

1-253-215-8782

1-312-626-6799

Or by submitting an e-mail to: scatreas@springcreeknv.org by July 19, 2024.

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
July 18, 2024

**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS
REGULAR MEETING
WEDNESDAY, JULY 24, 2024 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

Kelly DiLulo-(100), Jody Atkin - (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 IMPLEMENT OPTIONS TO PROVIDE A SEPARATE SWIM AREA TO HELP WITH WATER QUALITY AND DUCK MITE ISSUES AT THE MARINA.** ***FOR POSSIBLE ACTION***
- III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM ELKO COUNTY JR / HS RODEO CLUB FOR A DISCOUNTED PRICE FOR THE FACILITY FOR THEIR RODEO TO BE HELD IN OCTOBER 2024.** ***FOR POSSIBLE ACTION***
- IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM HAILEY CAVANESS & HANNAH ZURAFF TO WAIVE THE FEES FOR THE FCC BOARDROOM FOR A HIGH SCHOOL REUNION.** ***FOR POSSIBLE ACTION***
- V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A PROPOSAL FROM FERRON KONAKIS, KONAKIS ENGINEERING LLC, TO PROVIDE SERVICES RELATING TO THE SPLASHPAD.** ***FOR POSSIBLE ACTION***
- VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER SETTING A FEE FOR THE OUTDOOR CART STORAGE FOR THE GOLF COURSE.** ***FOR POSSIBLE ACTION***

VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE FIRST READING OF THE FACILITY DONATION POLICY AND APPLICATION. *FOR POSSIBLE ACTION*

VIII. COMMITTEE OF ARCHITECTURE

- A. COA REPORTS *NON-ACTION ITEM***
- B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER AN APPOINTMENT TO FILL THE VACANCY ON THE COMMITTEE OF ARCHITECTURE FOR THE REMAINDER OF THE TERM UNTIL DECEMBER 31, 2024. *FOR POSSIBLE ACTION***
- C. COA APPEAL HEARING: APPEAL OF A COA DECISION DENYING A VARIANCE FOR THE PEAK OF THE SHOP TO BE AT 22' 10 3/8" INSTEAD OF 20' AT 496 BRENT DRIVE (202-020-004). *FOR POSSIBLE ACTION***
- D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 915 WILLOW CREEK LANE (402-010-071) 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 734 HAYLAND DR (202-010-063) 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 730 HAYLAND DR (202-010-061) 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 VIOLATIONS AT 331 OAKMONT DR (402-002-009) 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 VIOLATIONS AT 764 LAMONT DR (202-004-006) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. *FOR POSSIBLE ACTION***
- I. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 576 BRENT DR (202-020-024) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. *FOR POSSIBLE ACTION***
- J. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 432 TIFFANY DR (202-025-059) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. *FOR POSSIBLE ACTION***
- K. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 418 TIFFANY DR (202-025-056) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. *FOR POSSIBLE ACTION***
- L. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 297 OXFORD DR (202-024-008) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. *FOR POSSIBLE ACTION***
- M. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 276 LAWDALE DR (104-003-012) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. *FOR POSSIBLE ACTION***

N. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 432 CAMEO DR (107-005-004) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

O. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 285 KNOX DR (202-026-009) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

P. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 437 TRECARTES AVE (202-028-009) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

Q. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 487 EDGEWATER DR (201-008-011) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

R. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 561 CEDARLAWN PLAZA (202-031-018) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

S. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 562 CEDARLAWN PLAZA (202-031-024) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

T. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 635 HOLIDAY DR (202-001-008) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

U. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 809 SPRING VALLEY PKWY (202-013-024) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

IX. APPROVAL OF MINUTES:

FOR POSSIBLE ACTION

- A. May 22, 2024 Regular Meeting Minutes
- B. June 15, 2024 Annual Property Owner Meeting

X. ACCEPT MAY & JUNE 2024 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.

FOR POSSIBLE ACTION

XI. ACCEPT MAY & JUNE 2024 FINANCIAL REPORTS.

FOR POSSIBLE ACTION

XII. MEETING SCHEDULE

The next Board of Directors meeting is scheduled for August 28, 2024 at 5:30pm.

XIII. 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.

XIV. 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 July 24, 2024 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: 7-19-24 Time: 8:30am
2. Khoury's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815
Date: 7-18-24 Time: 5:05pm
3. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV
89815
Date: 7-19-24 Time: 8:20am
4. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815
Date: 7-18-24 Time: 4:45pm

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

DATED this ___ day of _____, 2024.

By Kashne Anshu Prichan
Name: Kashne Anshu Prichan
Title: Corp Sec/Treas