



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

The Spring Creek Association Board of Directors will hold their Regular Meeting Wednesday, August 28, 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 August 23, 2024:

**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 AUGUST 28, 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: 816 2863 4746 Passcode: 212876**

**1-346-248-7799**


**1-253-215-8782**

**1-312-626-6799**

**Or by submitting an e-mail to: [scatreas@springcreeknv.org](mailto:scatreas@springcreeknv.org) by August 23, 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  
August 22, 2024

**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS  
REGULAR MEETING  
WEDNESDAY, AUGUST 28, 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. ELECTION OF BOARD POSITIONS FOR THE JULY 2024-JUNE 2025 TERM:**

- A. Acceptance of nominations and election of a Director to serve as the Chairperson of the Board of Directors.**
- B. Acceptance of nominations and election of a Director to serve as the Vice-Chairperson of the Board of Directors. *FOR POSSIBLE ACTION***

**III. DISCUSSION AND POSSIBLE ACTION TO APPROVE SIGNATURE AUTHORITY TO THE ELECTED 2024-2025 CHAIRPERSON AND VICE-CHAIRPERSON AND TO REMOVE SIGNATURE AUTHORITY FOR THE 2023-2024 CHAIRPERSON AND VICE-CHAIRPERSON FOR SCA ACCOUNTS AT NEVADA STATE BANK, MORGAN STANLEY/SMITH BARNEY, ELKO FEDERAL CREDIT UNION AND US BANK. *FOR POSSIBLE ACTION***

**IV. REVIEW, DISCUSSION AND GENERAL UPDATE REGARDING SPRING CREEK ASSOCIATION ROADS. *NON-ACTION ITEM***

**V. REVIEW AND GENERAL DISCUSSION REGARDING AN ELKO COUNTY ZONING CHANGE APPLICATIONS BY MODERN LAND AND DEVELOPMENT FOR APN'S 006-510-019 (PARCEL IS ADJACENT TO SCA CAMPGROUND), 006-520-065 AND 006-510-013. (PARCELS**

ARE ADJACENT TO THE 400 TRACT NEAR WOLF CREEK DRIVE). *NON-ACTION ITEM*

- VI. REVIEW AND GENERAL DISCUSSION REGARDING AN ELKO COUNTY ZONING CHANGE APPLICATION BY VENTURES MTG, LLC FOR APN 006-520-011 (PARCEL IS ALONG LAMOILLE HWY ADJACENT TO THE 100 TRACT NEAR FRISCO DRIVE).  
*NON-ACTION ITEM*
- VII. REVIEW AND PRESENTATION BY TINA PERCHETTI, LP INSURANCE, REGARDING REGIONAL MARKET INSURANCE UPDATES.  
*NON-ACTION ITEM*
- VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM GARY MANN FOR A 10% DISCOUNT ON ASSOCIATION DUES FOR VETERANS.  
*FOR POSSIBLE ACTION*
- IX. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM ROBBIN ROWLEY TO DONATE 3 HOURS OF LIGHTS FOR THEIR SATURDAY NIGHT PRACTICE NIGHT AT THE HORSE PALACE FROM NOVEMBER 12, 2024 THROUGH MARCH 29, 2025.  
*FOR POSSIBLE ACTION*
- X. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM STEELE PRODUCTIONS TO DONATE 3 HOURS OF LIGHTS FOR THEIR FRIDAY NIGHT PRACTICE NIGHT AND ONE ADDITIONAL SLED/DUMMY NIGHT FROM OCTOBER 2024 THROUGH MARCH 2025.  
*FOR POSSIBLE ACTION*
- XI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE SECOND READING OF THE FACILITY DONATION POLICY AND APPLICATION.  
*FOR POSSIBLE ACTION*
- XII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO PROCEED WITH A REQUEST FOR PROPOSALS FOR THE SPRING CREEK ASSOCIATION GOLF PROFESSIONAL.  
*FOR POSSIBLE ACTION*
- XIII. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE ANNUAL REVIEW OF POLICY 16-001, CONFLICT OF INTEREST.  
*FOR POSSIBLE ACTION*
- XIV. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE ANNUAL REVIEW 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. COMMITTEE OF ARCHITECTURE
- A. COA REPORTS  
*NON-ACTION ITEM*
  - B. 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*
  - C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 151 ARROYO VISTA DR (301-007-009) 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 241 BROOKLAWN DR (106C-001-028) 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 254 GLENVISTA DR (102-014-038) 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 262 GLENVISTA DR (102-014-037) 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 437 TRECARTES AVE (202-028-009) 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 438 SPRING VALLEY PKWY (202-031-005) 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 467 WESTCLIFF DR (201-007-025) 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 549 ASHCROFT DR (103-006-014) 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 598 BUFFSIDE DR (201-004-040) 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 622 SPRING VALLEY PKWY (202-009-055) 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 628 SPRING VALLEY PKWY (202-009-056) 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 664 SPRING VALLEY PKWY (202-009-062) 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 774 SPRING VALLEY PKWY (202-009-087) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

***FOR POSSIBLE ACTION***

**XVI. APPROVAL OF MINUTES:**

***FOR POSSIBLE ACTION***

A. July 24, 2024 Regular Meeting Minutes

**XVII. ACCEPT JULY 2024 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.**

***FOR POSSIBLE ACTION***

**XVIII. ACCEPT JULY 2024 FINANCIAL REPORTS.**

***FOR POSSIBLE ACTION***

**XIX. MEETING SCHEDULE**

The next Board of Directors meeting is scheduled for September 25, 2024 at 5:30pm.

**XX. 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.

**XXI. 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 August 28, 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: 8-23-24 Time: 8:45am
2. Khoury's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815  
Date: 8-23-24 Time: 8:05am
3. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV  
89815  
Date: 8-23-24 Time: 8:35am
4. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815  
Date: 8-23-24 Time: 8:20am

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

DATED this 23 day of Aug, 2024.

By Kashne Ausha-Parsken  
Name: Kashne Ausha-Parsken  
Title: Corp Sec/Treas