



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

The Spring Creek Association Board of Directors will hold their Regular Meeting Wednesday, July 26, 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 July 21, 2023:

**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 26, 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: 842 2396 3661, Passcode: 185561

1-346-248-7799


1-253-215-8782

1-312-626-6799

Or by submitting an e-mail to: scatreas@springcreeknv.org by July 21, 2023.

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 20, 2023

**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS
REGULAR MEETING
WEDNESDAY, JULY 26, 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

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 2023-JUNE 2024 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 2023-2024 CHAIRPERSON AND VICE-CHAIRPERSON AND TO REMOVE SIGNATURE AUTHORITY FOR THE 2022-2023 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 POSSIBLE ACTION TO ACCEPT AND APPROVE THE 2022 FINANCIAL AUDIT PREPARED BY EIDE BAILLY LLP.** ***FOR POSSIBLE ACTION***

- V. REVIEW AND PRESENTATION OF THE SCA STRATEGIC PLAN FOR 2023-2028 BY FRED STEINMANN, UNR. *NON-ACTION ITEM*
- VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO MODIFY OR TERMINATE THE RYAN RANCH PASTURE LEASE WITH JESS JONES. *FOR POSSIBLE ACTION*
- VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM THE ELKO COUNTY HIGH SCHOOL RODEO CLUB FOR THE HORSE PALACE IN OCTOBER 2023. *FOR POSSIBLE ACTION*
- VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER PURCHASING A ROAD SWEEPER. *FOR POSSIBLE ACTION*
- IX. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE ANNUAL REVIEW OF POLICY 16-001, CONFLICT OF INTEREST. *FOR POSSIBLE ACTION*
- X. 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*
- XI. COMMITTEE OF ARCHITECTURE
- A. COA REPORTS *NON-ACTION ITEM*
- B. POSSIBLE APPROVAL OF APPOINTMENT OF ONE MEMBER TO THE COMMITTEE OF ARCHITECTURE FOR THE REMAINDER OF THE TERM ENDING DECEMBER 31, 2023. *FOR POSSIBLE ACTION*
- C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 695 PALACE PKWY (403-018-067) 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 424 WESTBY DR (202-012-034) 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 451 WESTBY DR (202-011-043) 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 137 ARROYO VISTA DR (301-007-010) 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 123 DEERBRUSH DR (102-004-007) 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 779 HOLIDAY DR (202-001-029) 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 926 OAKMONT DR (402-015-011) 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 371 SPRING VALLEY PKWY (201-004-020) 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 622 SPRING VALLEY PKWY (202-009-055) 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 597 WESTCOTT DR (401-012-020) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

XII. APPROVAL OF MINUTES:

FOR POSSIBLE ACTION

- A. May 24, 2023 Regular Meeting Minutes
- B. June 7, 2023 Special Meeting Minutes
- C. June 17, 2023 Annual Property Owner Meeting Minutes

XIII. ACCEPT MAY & JUNE 2023 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.

FOR POSSIBLE ACTION

XIV. ACCEPT MAY & JUNE 2023 FINANCIAL REPORTS.

FOR POSSIBLE ACTION

XV. MEETING SCHEDULE

The next Board of Directors meeting is scheduled for Aug 23, 2023 at 5:30pm.

XVI. 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.

XVII. 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 26, 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: 7-21-2023 Time: 8:45am
2. Khoury's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815
Date: 7-20-2023 Time: 8:15pm
3. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV
89815
Date: 7-20-23 Time: 8:30pm
4. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815
Date: 7-21-2023 Time: 8:25am

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

DATED this 21 day of July, 2023.

By Kashira Anjali Patel
Name: Kashira Anjali Patel
Title: Sec/Treas