



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

Spring Creek Association ("SCA") Board of Directors  
Wednesday, August 24, 2022, 5:30 PM, PST  
Fairway Community Center Meeting Room  
401 Fairway Blvd, Spring Creek, Nevada

The meeting was held telephonically through Zoom.com due to the COVID-19 Pandemic

**PRESENT:** Josh Park (Tract 100), Karl Young (Tract 200), Chair John Featherston (Tract 400)

At-Large Members: Jake Reed (via phone) and Vice Chair Tom Hannum

**ABSENT:** Randy Mauldin (Tract 300) - Entered 5:32pm, Molly Popp (At-Large) Entered 6:00pm

**CORPORATE OFFICERS PRESENT:** SCA President Bahr, SCA Treasurer Austin-Preston

**CORPORATE ATTORNEY:** Katie Howe McConnell

**CALL TO ORDER:** Chair Featherston called the meeting to order in person and telephonically at 5:30 PM.

**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.

No public comment was received.

**II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER UPDATING AMENITY USE RATES AT THE FAIRWAY COMMUNITY CENTER AND MARINA.**

**FOR POSSIBLE ACTION**

Treasurer Austin-Preston provided information on additional rates proposed for the new Marina Pavilion and Sports Court and updated rates for the FCC Board Room and Deck. Rates had not been established for the Marina areas previously.

Member Park commented on the refundable cleaning deposits and suggested they be raised to the non-property owner rate for everyone.

Proposed rates:

Pavilion (required 6 table rental)	PO: \$150/4 hours	NPO \$300/4 hours
Sports Court	PO: \$200/4 hours	NPO \$400/4 hours

FCC Board Room & Deck	PO	NPO
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Breakfast/Luncheon(per 4 hours)	Mon-Fri - \$100	Mon-Fri - \$200
	Sat-Sun - \$150	Sat-Sun - \$300

Evening Events (per 4 hours	Mon-Fri - \$150	Mon-Fri - \$300
	Sat-Sun - \$200	Sat-Sun - \$400

Refundable Cleaning Deposits - All	< 50 people - \$150
	50-150 people - \$200
	150 + people - \$300

No public comment was received.

Member Park moved/Chair Featherston seconded to amend the rates for the Marina and FCC as proposed including raising the refundable cleaning deposit to the non-property owner rate for everyone. Motion carried (6-0), Member Popp absent.

**III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER COMPLETING REQUEST FOR PROPOSALS FOR POTENTIAL UPGRADES AT THE HORSE PALACE, INCLUDING INSULATION, ROOFING, LIGHTING, AND HEATING UTILIZING THE ARPA FUNDS**

**FOR POSSIBLE ACTION**

President Bahr introduced the item stating that the contract for the ARPA funding from the county had been finalized and SCA was receiving approximately 1.8 million to go towards upgrades for the Horse Palace.

A proposed phased approach was offered to the Board that included items such as the roof skin, insulation, lights, heating, etc.

Vice Chair Hannum commented that the first phase would include the roof and there were items to consider with what types of insulation should be used.

Member Park asked whether there would be rebates available from NV Energy for electrical updates. Also, we need time to create a drawing and scope of work for the multi-use facility to get organized to go out to bid.

Chair Featherston agreed that there needed to be a detailed scope of work to move forward.

Vice Chair Hannum provided information on design/build or architect CMAR (Construction Manager at-risk) options to consider how the Board wants to move forward with the project.

Member Mauldin commented on ensuring we are meeting with compliance for the items included with the contract.

Member Park commented that the HP is to be designated as an emergency facility and what will be needed in the facility for the designation.

Public Comment:

Vince McLeod, Tract 100, commented on whether the current roof/structure could sustain an additional membrane on top of it.

The item will be discussed at future meetings defining the scope of work and purposes of the building considering the past surveys completed.

No action was taken.

**IV. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE ANNUAL REVIEW OF POLICY 16-001, CONFLICT OF INTEREST. *FOR POSSIBLE ACTION***

Attorney McConnell provided background that the policy is reviewed annually, and the audit requires the policy to be in place. There have been no changes to the policy from the previous year.

No public comment was received.

Vice Chair Hannum moved/Member Popp seconded to approve the annual review of Policy 16-001, Conflict of Interest, as presented. Motion carried (7-0).

**V. 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***

Attorney McConnell provided background that the policy is reviewed annually. There have been no changes proposed to the policy.

No public comment was received.

Vice Chair Hannum moved/Member Popp seconded to approve 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. Motion carried (7-0).

**VI. COMMITTEE OF ARCHITECTURE**

**A. COA REPORTS**

**NON-ACTION ITEM**

Secretary Bundrock provided information to the Board regarding the on-going violations are down to approximately 1100. Member Mauldin asked whether the letters had been updated per the previous Board discussions. Secretary Bundrock stated that the letters have been updated.

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

**FOR POSSIBLE ACTION**

Secretary Bundrock stated that the property has been in violation since August 2021. The truck is now registered, and she requested that the violations be sent back to the COA for further monitoring.

No public comment was received.

Member Park moved/Chair Featherston seconded to refer the violations at 432 Cameo Dr (107-005-004) back to the COA. Motion carried (7-0).

**C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 531 TIFFANY DR (202-020-051) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

**FOR POSSIBLE ACTION**

Secretary Bundrock stated that the property has been in violation since June 2021. She stated that the inoperative vehicle has been covered and she recommended closing the violation.

No public comment was received.

Member Park moved/Vice Chair Hannum seconded to close the violation at 531 Tiffany Dr (202-020-051). Motion carried (6-1), Member Mauldin opposed.

**D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 958 BRONCO DR (403-016-023) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

**FOR POSSIBLE ACTION**

Secretary Bundrock stated that the property has been in violation since June 2021. She commented that the property owner planned to get a fence permit to hide the violations, but it may not prevent items to be seen from the right of way.

Jarius White was present on the phone. He commented on the letters that has been received.

Chair Featherston asked whether he would be willing to work with the COA to address the issues and asked what timeframe would work.

No public comment was received.

Member Park moved/Vice Chair Hannum seconded to refer the violation at 958 Bronco Dr (403-016-023) back to the COA for further monitoring. Motion carried (7-

0).

**VII. APPROVAL OF MINUTES: FOR POSSIBLE ACTION**  
**July 27, 2022 Regular Meeting Minutes**

Member Popp moved/Member Park seconded to approve the minutes from the July 27, 2022 Regular Meeting with corrections noting the members present and absent correctly. Motion carried (5-0-2), Chair Featherston and Vice Chair Hannum abstained.

**VIII. ACCEPT JULY 2022 ASSESSMENT AND LEGAL RECEIVABLE REPORTS. FOR POSSIBLE ACTION**

Member Park moved/Chair Featherston seconded to accept the July 2022 Assessment and Legal Receivable reports as presented. Motion carried (7-0).

**IX. ACCEPT JULY 2022 FINANCIAL REPORTS. FOR POSSIBLE ACTION**

Treasurer Austin-Preston provided general updates on the financials.

Member Park moved/Chair Featherston seconded to accept the July 2022 financial reports as presented. Motion carried (7-0).

**X. MEETING SCHEDULE NON-ACTION ITEM**

The next Regular Board of Directors meeting is scheduled for Wednesday, September 28, 2022 at 5:30pm. The meeting may be held telephonically.

**XI. 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.

Vince McLeod commented that he would like to see neighborhood watches set up in all the tracts. He referenced the shootings that have occurred in the area.

President Bahr commented that it is being discussed as part of the strategic planning process and would be a partnering with the Elko County Sheriff. She asked him to leave his contact information so she could get him in touch with the County Commissioners and Sheriff.

Mr. McLeod thanked the Board for their participation in the community and commented that it was a tough seat to hold.

**XII. ADJOURNMENT**

The meeting adjourned at 7:25 p.m.