



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Board of Directors
Wednesday, December 1, 2021, 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: Chair Josh Park (Tract 100), Karl Young (Tract 200), Randy Mauldin (Tract 300), and John Featherston (Tract 400)

At-Large Members: Vice Chair Tom Hannum, Molly Popp (via Zoom) and Jake Reed

ABSENT:

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

CORPORATE ATTORNEY: Katie Howe McConnell

CALL TO ORDER: Chair Park called the meeting to order telephonically at 5:31 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.

Jill Holland, Tract 100, commented on issues she suggests be in addressed in 2022 for the COA including appointments, agenda items, and policies and procedures. She suggested rules 5 and 15 should be addressed. Chair Park thanked her for her previous service on the COA.

Sidney and Macey Reed, Tract 100, thanked the board for hosting the Rodeo in October. They stated that it was a very successful event and thanked the board for the improvements at the Horse Palace.

II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ACCEPT AND APPROVE THE 2020 FINANCIAL AUDIT PREPARED BY EIDE BAILLY LLP. *FOR POSSIBLE ACTION*

Teri Gage, Eide Bailly, was present and stated that SCA's audit received a clean audit opinion and that the financial statements are fairly stated in all material aspects. She provided general information on revenues, expenses and on the Paycheck Protection Plan loan forgiveness.

No public comment was received.

Member Young moved/Member Featherston seconded to accept and approve the 2020 financial audit prepared by Eide Bailly, LLP. Motion carried (7-0).

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE SIGNATURE AUTHORITY FOR THE CLOSING DOCUMENTS FOR THE OLD ADMINISTRATION BUILDING LOCATED AT 451 SPRING CREEK PARKWAY (102-010-086). *FOR POSSIBLE ACTION*

The Board needs to approve signature authority regarding the sale of the old administration building. Attorney McConnell stated that it has typically been the Chair or Vice-Chair in the past.

No public comment was received.

Member Young moved/Vice Chair Hannum seconded to approve signature authority to Josh Park for the closing documents for the Old Administration Building located at 451 Spring Creek Parkway and to draft a resolution regarding the sale. Motion carried (7-0).

IV. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF THE FINAL EXPENDITURE AMOUNT FOR THE SPORTS COURT LOCATED AT THE MARINA. *FOR POSSIBLE ACTION*

The Board had previously approved \$213,000 in the carry-forward allocation for the Sports Court located at the Marina.

The final expenditures for the Sports Court including the court, pavilion, fence, tables, etc exceeded the approved amount. Vice Chair Hannum talked about additional items that were required after the approval such as more striping, tennis items, additional walk-ways and handicapped signage.

The total amount for the project was \$225,793.96.

No public comment was received.

Chair Park moved/Member Mauldin seconded to approve the final expenditure amount of \$225,793.96 for the Sports Court located at the Marina. Motion carried (7-0).

V. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF THE FINAL EXPENDITURE AMOUNT FOR THE HORSE PALACE ARENA FROM PRIEFERT RODEO & RANCH EQUIPMENT. *FOR POSSIBLE ACTION*

The Board approved up to \$300,000 for the HP arena, arrow system, and additional panels from Priefert Rodeo & Ranch Equipment.

The final expense for the project was \$310,444.11. Vice Chair Hannum discussed at the original pricing did not include the applicable sales tax.

No public comment was received.

Member Featherston moved/Member Reed seconded to approve the final expenditure amount of \$311,444.11 for the Horse Palace Arena. Motion carried (7-0).

VI. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF FUNDS TO RE-ROUTE THE STORM DRAINAGE DITCH AT SCHUCKMANN'S SPORTS COMPLEX. *FOR POSSIBLE ACTION*

President Bahr discussed the need for additional parking in the area and that the Boys & Girls Club has begun construction in the area. The drainage ditch at Schuckmann's needed to be rerouted for future use.

No public comment was received.

Member Young moved/Member Reed seconded to approve \$13,437.50 to re-route the storm drainage ditch at Schuckmann's Sports Complex. Motion carried (7-0).

VII. REVIEW AND DISCUSSION OF THE REVENUE AND EXPENSES FROM THE ELKO HIGH SCHOOL RODEO HELD AT THE HORSE PALACE IN OCTOBER 2021. *FOR POSSIBLE ACTION*

President Bahr provided a breakdown of expenses and stated that the Rodeo Club had come back to clean up the additional stalls.

Chair Park commented on the responsibility of the Board and that we can learn from this big scope project.

Vice Chair Hannum commented on the event and that the arena worked well and there would be further building improvements to follow.

Member Popp commented that she had concerns with how the expenses were presented to the Board and that the expense of the new arena should not have been included in the expenses attributed to the Rodeo. She also had concerned about the number of hours that were spent in preparation whether they were just for the Rodeo.

VP Kerr clarified that all hours of service listed on the expenses were in preparation for the event and not to put the arena into the HP.

No public comment was received.

No action was taken.

VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER INTERVENING IN THE GREAT BASIN WATER RATE CASE. *FOR POSSIBLE ACTION*

President Bahr introduced the item and stated that SCA has intervened in the last several rate cases. Chair Park agreed that it was important for SCA to have a spot at the table in these proceedings.

Attorney McConnell stated that we do not know when they will file, but it could be before the Board's next meeting and asked for the Board's action prior to their filing.

President Bahr talked about decoupling and stated that we would need more information to support that aspect of their plan. She also spoke regarding billing concerns with late bills.

No public comment was received.

Member Featherston moved/Member Mauldin seconded to intervene in the Great Basin Water Rate Case. Motion carried (7-0).

IX. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER CHANGING USER RATES AT THE HORSE PALACE. *FOR POSSIBLE ACTION*

VP Kerr provided a PowerPoint presentation regarding what is included with a facility rental including arena preparation, grandstands, bathrooms, etc. She also provided comparisons to other facilities for their rental prices.

Vice Chair Hannum suggested a higher facility rental rate than proposed. Additional charges for splitting the arena and prices to set up round pens were discussed. VP Kerr was asked to submit a la carte pricing for other items.

No public comment was received.

Chair Park moved/Member Featherston seconded to approve the proposed rates for the Horse Palace with the modification from 10% to 15% of gross sales for the kitchen and bar as submitted. Motion carried (7-0).

Event Reservations:	<u>Facility</u>
Indoor Arena	\$500.00
Outdoor Arena	\$200.00
Roping Events	\$300 or 10% stock charge whichever is greater
Damage deposit for arena rentals	\$400.00
Cleaning deposit for arena rentals	\$500.00
Reservation Deposit	\$250.00 Non Refundable (due at the time of booking)

Additional Charges:

Lights	\$40.00 per hour
Generator (additional lighting)	\$70.00 per hour
Heaters	\$130.00 per hour
\$130.00 per hour if all heaters are used. The cost for the Bleacher heaters is \$30.00/hr. the 4 unit arena heaters are \$35.00/hr. and the 6 unit arena heaters are \$65.00/hr.	
P.A. System	\$20.00 per event
Staff assistance, tractor work	\$30.00 per hour

STALL AND CORRAL RENTAL FEES

	Owner/Resident	Non-Owner	Group Rates/Practices only	
			Non Property	Property
Large Corral monthly	\$500.00	\$750.00	adult-\$10	adult- \$5
Small Corral- monthly	\$200.00	\$300.00	child-\$5	child- \$3
Water heater monthly	\$50.00	\$50.00	8 and under free	
Stalls (daily)(indoor)	\$25.00	\$25.00		
Stalls (daily)(outdoor)	\$20.00	\$20.00		

USER PASS FEES

	<u>SCA Resident</u>	<u>Non-Member</u>
Adult Pass		
<u>Daily</u>	\$10.00	\$20.00
<u>Monthly</u>	\$35.00	\$60.00
<u>90 Day</u>	\$65.00	\$115.00
<u>6 Month</u>	\$105.00	\$160.00
<u>Annual</u>	\$160.00	\$290.00
Youth 17 & Under Pass		
<u>Daily</u>	\$7.00	\$10.00
<u>Monthly</u>	\$13.00	\$18.00
<u>90 Day</u>	\$21.00	\$42.00
<u>6 Month</u>	\$53.00	\$75.00
<u>Annual</u>	\$75.00	\$115.00
Couples Pass		
<u>Monthly</u>	\$53.00	\$105.00
<u>90 day</u>	\$105.00	\$210.00
<u>6 Month</u>	\$190.00	\$340.00
<u>Annual</u>	\$285.00	\$550.00
Family Pass (2 adults and 2 youths; each additional Youth PO \$2.00 / Non-PO \$7.00; each additional Adult PO \$30.00 / Non-PO \$48.00)		
<u>Monthly</u>	\$80.00	\$145.00
<u>90 Day</u>	\$150.00	\$300.00
<u>6 Month</u>	\$265.00	\$500.00
<u>Annual</u>	\$425.00	\$750.00
Senior Pass (ages 55 and up)		
<u>Monthly</u>	\$21.00	\$48.00
<u>90 Day</u>	\$42.00	\$95.00
<u>6 Month</u>	\$80.00	\$128.00
<u>Annual</u>	\$120.00	\$192.00
Senior Couples Pass		
<u>Monthly</u>	\$30.00	\$48.00
<u>90 day</u>	\$60.00	\$96.00
<u>6 Month</u>	\$120.00	\$192.00
<u>Annual</u>	\$210.00	\$336.00

Kitchen & Bar	\$150 per day plus 15% of gross proceeds.
Cleaning Deposit (refundable)	\$150
Damage Deposit (refundable)	\$150.00

X. REVIEW, DISCUSSION AND SECOND READING OF POLICY 21-001, POLITICAL CANDIDATES ENDORSEMENT POLICY. *FOR POSSIBLE ACTION*

Attorney McConnell stated that this is the second reading of Policy 21,001 and if no changes are suggested, it could be approved by the Board.

No public comment was received.

Chair Park moved/Member Reed seconded to approve Policy 21-001, Political Candidates Endorsement Policy. Motion carried (7-0).

XI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO SET THE REGULAR MONTHLY MEETING DATES OF THE BOARD OF DIRECTORS FOR 2022 PURSUANT TO BYLAW 5.4. *FOR POSSIBLE ACTION*

President Bahr introduced the item and stated that with the Bylaw change, the Board will now set the regular monthly meeting dates in December of each year.

No public comment was received.

Member Featherston moved/Member Young seconded to set the regular monthly meeting dates of the Board Directors for 2022 as presented. Motion carried (7-0).

January 26, 2022	August 24, 2022
February 23, 2022	September 28, 2022
March 23, 2022	October 26, 2022
April 27, 2022	November 9, 2022
May 25, 2022	December 14, 2022
June Annual Property Owner Meeting will be set pursuant to Bylaw 4.1	
July 27, 2022	

XII. REVIEW AND POSSIBLE ACTION REGARDING THE PERFORMANCE EVALUATION FOR THE PRESIDENT/GENERAL MANAGER IN ACCORDANCE WITH THE 2021 PERFORMANCE APPRAISAL AND THE EMPLOYMENT CONTRACT AND POSSIBLE APPROVAL OF AMENDMENT THERETO. *FOR POSSIBLE ACTION*

Chair Park commented on the evaluation process for President Bahr and commented on her stellar performance.

Stephanie Licht, Tract 300, commented on President Bahr’s fabulous job in concert with the Board and moving forward.

Chair Park moved/Member Reed seconded to approve the performance appraisal and employment contract and to approve the rates and the existing agreement for 2021. Motion carried (7-0).

XIII. COMMITTEE OF ARCHITECTURE

A. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 522 BRENT DR (202-020-008) TO LEGAL COUNSEL FOR FURTHER ACTION

AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

VP Kerr requested that the Board table this item as he had contacted the office recently. It would be brought back to the Board in January if warranted.

No action was taken.

XIV. APPROVAL OF MINUTES: FOR POSSIBLE ACTION

November 10, 2021 Regular Meeting Minutes

Vice Chair Hannum moved/Member Reed seconded to approve the minutes from the November 10, 2021 Regular Meeting as presented. Motion carried (5-0-2), Member Featherston and Member Popp abstained.

XV. ACCEPT NOVEMBER 2021 ASSESSMENT AND LEGAL RECEIVABLE REPORTS. FOR POSSIBLE ACTION

As the meeting date was moved up, these reports were not available prior to the meeting. No action was taken and they will be considered at the January meeting

ACCEPT NOVEMBER 2021 FINANCIAL REPORTS. FOR POSSIBLE ACTION

As the meeting date was moved up, these reports were not available prior to the meeting. No action was taken and they will be considered at the January meeting.

XVI. MEETING SCHEDULE NON-ACTION ITEM

The next Regular Board of Directors meeting is scheduled for Wednesday, January 26, 2022 at 5:30pm. The meeting may be held telephonically.

XVII. 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.

Casandra Banuelos, Tract 100, commented that she was previously the COA Vice-Chair. She commented on the application and reappointment process and that she felt the process was not followed and the appointments were not valid to the COA and she was not informed of the actual meeting date. Chair Park responded that the process to move the November and December meetings up for the BOD happens each year and stated that staff had requested all persons put in their applications by the due date. He stated that all COA members serve at the pleasure of the Board and there have been issues with cancelled meetings and quorums. Chair Park thanked Ms. Banuelos for her previous service to the COA.

Attorney McConnell clarified that the date of the meeting for appointments was discussed at the November 8, 2021 COA meeting that it would be November 10, 2021.

XVIII. ADJOURNMENT

The meeting adjourned at 7:31 p.m.