



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Board of Directors
Wednesday, December 13, 2023, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

The meeting was held in person and telephonically through Zoom.com

PRESENT: Kelly DiLulo (Tract 100), Jody Atkin (Tract 200), Chair John Featherston (Tract 400)

At-Large Members: Vice Chair Tom Hannum and Molly Popp

ABSENT: Randy Maulin (Tract 300), Jake Reed – entered at 5:47pm

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 5:35 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 AND DISCUSSION OF THE 2023 SPRING CREEK GOLF COURSE REVENUES, EXPENSES, AND STATISTICS WITH ANDREW COLLINS, GOLF PRO. *FOR POSSIBLE ACTION*

Treasurer Austin-Preston commented on the revenue, expense and statistics for the 2023 golf season.

Andrew Collins, Golf Pro, was present and provided comment on new tournaments that will be scheduled for 2024. He provided updates on the new marshall program that should help with overall course management. He stated that he is optimizing the inventory with a buying plan for balls, clubs, hats, and accessories. He stated that the typical margin for the pro shop has been 31%. He provided information on the Monday Men's Night league, Couples, and expanding the junior program. He would like to see a cart replacement plan with a minimum of 50 carts available. He also commented on working with the salon for the black out dates and use of the patio.

No public comment was received.

No action was taken.

III. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF PROPOSED GOLF COURSE FEE INCREASES FOR THE 2024 SEASON. *FOR POSSIBLE ACTION*

Treasurer Austin-Preston introduced the item to consider increasing the fees for golf cart storage and trail fees for the 2024 season.

It is proposed to increase the annual trail fee from \$200 to \$225 and the daily trail fee from \$10 to \$12. Cart storage is proposed to increase from \$225 to \$250 for gas carts and from \$275 to \$300 for electric carts.

No public comment was received.

Vice Chair Hannum moved/Member Atkin seconded to approve the increase in the Golf Course fees for 2024 as presented. Motion carried (6-0), Member Mauldin absent.

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER SELLING THE OLD CHUTES AND PANELS FROM THE HORSE PALACE. *FOR POSSIBLE ACTION*

Treasurer Austin-Preston presented the item stating that staff had provided an inventory of panels, chutes and gates that would be available for sale.

There was general discussion on whether the chutes and panels may be needed for the outdoor arena or for additional stalls and that we should keep the gates for use in other areas.

No public comment was received.

Vice Chair Hannum moved/Member DiLulo seconded approve to sell the bucking chutes and

least desirable roping chute. Motion carried (6-0), Member Mauldin absent.

**V. REVIEW, DISCUSSION AND POSSIBLE TO SET THE REGULAR MONTHLY MEETING DATES OF THE BOARD OF DIRECTORS FOR 2024 PURSUANT TO BYLAW 5.4.
FOR POSSIBLE ACTION**

Treasurer Austin-Preston introduced the item providing a suggestion for the dates for the 2024 regular meetings.

January 24, 2024

February 28, 2024

March 27, 2024

April 24, 2024

May 22, 2024

June Annual Property Owner Meeting will be set pursuant to Bylaw 4.1

July 24, 2024

August 28, 2024

September 25, 2024

October 23, 2024

November 13, 2024

December 11, 2024

No public comment was received.

Member Reed moved/Chair Featherston seconded to approve setting the monthly meeting dates for the Board of Directors for 2024 pursuant to Bylaw 5.4 as presented. Motion carried (6-0), Member Mauldin absent.

VI. COMMITTEE OF ARCHITECTURE

A. COA REPORTS

NON-ACTION ITEM

Secretary Duncan provided background on the COA reports, violations, and revenues. There was also general discussion to draft a yard art rule.

B. 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

Secretary Duncan stated that the property has been in violation since August 2021 and the last contact was in July 2023. This property has already gone back to the COA and has no been referred back to the BOD. The property owner was not present.

No public comment was received.

Vice Chair Hannum moved/Member DiLulo seconded to refer the violations at 597 Westcott Dr (401-012-020) to legal counsel and uphold the fine. Motion carried (6-0), Member Mauldin absent.

C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 507 BRENT DR (202-019-006) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

Secretary Duncan stated that the property has been in violation since June 2021 and there had been no contact.

Terron Barker, property owner, was present and stated that they planned to remove the fence and install a pipe fence.

No public comment was received.

The item was tabled until the January meeting.

D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 609 WESTBY DR (202-010-028) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

Secretary Duncan stated that the property has been in violation since June 2021 and the property owner contacted the office this week.

Marco Rodriguez, property owner, was present and stated that the renters are out of the property and they will clean up, repair the back porch, and siding.

No public comment was received.

The item was tabled until the January meeting.

E. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 905 BOWIE WAY (403-003-016) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

Secretary Duncan stated that the property has been in violation since August 2021. The last contact was in August 2023. The property owner was not present.

No public comment was received.

Member DiLulo moved/Member Atkin seconded to refer the violations at 905 Bowie Way (403-003-016) to legal counsel and uphold the fine. Motion carried (6-0), Member Mauldin absent.

F. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 812 WHITE OAK DR (402-004-023) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

Secretary Duncan stated that the property has been in violation since June 2023. Jerry Swisher was present and stated that he had sent in the trailer registration. It was determined that we need the remaining registrations for the brown car behind the house, blue truck inbetween the fence and tree, and the truck behind the trailer. He stated that the other 2 vehicles have been moved.

Mr. Swisher stated that the car was placed as yard art. Attorney McConnell clarified that we needed to verify the other two vehicles are gone and stated that the Board could dismiss the inoperative violations and then make a decision whether to move forward with the storage of tools and trash.

No public comment was received.

Vice Chair Hannum moved/Member Popp seconded to dismiss the violation pending the verification that the two vehicles are removed or registered at 812 White Oak Dr (402-004-023). Motion carried (6-0), Member Mauldin absent.

G. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 579 SPRING CREEK PKWY (101-002-042) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. FOR POSSIBLE ACTION

Secretary Duncan stated that the property has been in violation since August 2021 and there has been no contact. The property owner was not present.

No public comment was received.

Member Reed moved/Member DiLulo seconded to refer the violations at 579 Spring Creek Pkwy (101-002-042) to legal counsel and uphold the fine. Motion carried (6-0), Member Mauldin absent.

H. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 370 LAKEPORT DR (106B-004-030) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. FOR POSSIBLE ACTION

Secretary Duncan stated that the property has been in violation since July 2023. Francisco Rodriguez, Property Owner, was present and stated that he can move the items back into the garage.

No public comment was received.

The item was tabled until the January meeting.

I. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 316 ASHCROFT PL (103-006-026) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. FOR POSSIBLE ACTION

Secretary Duncan stated that the property has been in violation since August 2023. There has been contact from the property owner.

No public comment was received.

The item was tabled until January.

J. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 435 FLORA DR (106B-006-050) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. FOR POSSIBLE ACTION

Secretary Duncan stated that the property has been in violation since July 2023 and we received contact this week. They stated that they had repaired the fence and purchased the paint and made repairs.

No public comment was received.

The item was tabled until March to verify completion.

K. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 380 LAWDALE DR (103-008-002) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

Secretary Duncan stated that the property has been in violation since July 2023. They provided the registration for one vehicle and the other has been removed. She recommends dismissing the violation.

No public comment was received.

Vice Chair Hannum moved/Member Atkin seconded to dismiss the violations at 380 Lawndale Dr (103-008-002). Motion carried (6-0), Member Mauldin absent.

L. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 472 RAWLINGS DR (304-006-029) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

Secretary Duncan stated that the property has been in violation since June 2023 and has had contact from the property owner.

Chance Waymire was present via phone and stated that one vehicle is registered and the one that is not used to be covered. He has ordered a cover for the blue car.

No public comment was received.

The item was tabled until the January meeting.

M. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 451 GYPSUM LN (202-025-014) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

Secretary Duncan stated that the property has been in violation since June 2023 and there has been no contact with the property owner. The property owner was not present.

No public comment was received.

Member DiLulo moved/Member Atkin seconded to refer the violations at 451 Gypsum Ln (202-025-014) to legal counsel and uphold the fine. Motion carried (6-0), Member Mauldin absent.

N. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 483 LYNX DR (202-018-054) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

Secretary Duncan stated that the property has been in violation since June 2021. The property owner came in this week and asked for additional time to come into compliance.

No public comment was received.

Member Atkin moved/Vice Chair Hannum seconded to send the violations at 483 Lynx Dr (202-018-054) back to the COA for monitoring. Motion carried (6-0), Member Mauldin absent.

VII. APPROVAL OF MINUTES: FOR POSSIBLE ACTION

A. November 8, 2023, Regular Meeting Minutes

Vice Chair Hannum moved/Member Popp seconded to approve the November 8, 2023 Regular Meeting Minutes as presented. Motion carried (5-0-1), Member Reed abstained, Member Mauldin absent.

VIII. ACCEPT NOVEMBER 2023 ASSESSMENT AND LEGAL RECEIVABLE REPORTS. FOR POSSIBLE ACTION

Treasurer Austin-Preston provided general comment on the report.

Vice Chair Hannum moved/Member Atkin seconded to accept the November 2023 Assessment and Legal Receivable reports as presented. Motion carried (6-0), Member Mauldin absent.

IX. ACCEPT NOVEMBER 2023 FINANCIAL REPORTS. FOR POSSIBLE ACTION

Treasurer Austin-Preston and President Bahr provided general updates.

Vice Chair Hannum moved/Member DiLulo seconded to accept the November 2023 financial reports as presented. Motion carried (6-0), Member Mauldin absent.

X. MEETING SCHEDULE NON-ACTION ITEM

The next Regular Board of Directors meeting is scheduled for Wednesday, January 24, 2024, at 5:30pm. The meeting may be held telephonically.

XI. PUBLIC COMMENT ACTION SHALL NOT BE TAKEN

Vice Chair Hannum provided information on Liberty Peak Elementary not being represented in our meeting room by a painting. Member Popp stated she was on the School Board Capital Committee and stated she would provide information to the Board. There were comments on the NV Rural Housing offering grant money to homeowners. Member Popp also commented on a proposed name change for Ruby Mountain Little League and commented on whether the field improvements that have been previously approved would still be available.

ADJOURNMENT

The meeting adjourned at 8:06 p.m.