



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Board of Directors
Wednesday, December 14, 2022, 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: Josh Park (Tract 100), Karl Young (Tract 200) via phone, Chair John Featherston (Tract 400)

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

ABSENT: Randy Mauldin (Tract 300)

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 5:31 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.

No public comment was received.

II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ACCEPT AND APPROVE THE 2021 FINANCIAL AUDIT PREPARED BY EIDE BAILLY LLP. *FOR POSSIBLE ACTION*

Teri Gage, Eide Bailly, presented the 2021 audit report. She stated that SCA has a clean, unmodified audit opinion and that the financial statements are fairly stated in all material aspects. She provided an overview of the revenues, expenses, and assets of the Association.

No public comment was received.

Vice Chair Hannum moved/Member Popp seconded to accept and approve the 2021 financial audit prepared by Eide Bailly, LLC. Motion carried (6-0), Member Mauldin absent.

III. REVIEW AND UPDATES REGARDING THE SCA STRATEGIC PLAN PRESENTED BY FRED STEINMANN, UNR. *NON-ACTION ITEM*

Fred Steinmann was present via phone and provided a verbal update to the Board on the progress of the strategic plan. He stated that he is completing the technical reports with comprehensive summaries of the surveys and meetings held. He hopes to have a draft of the new report by New Year's and hopes to meet in the beginning of 2023 for review, receipt, and adoption of the plan. He also stated that once the plan is adopted, that there will be 4 annual updates and reviews as part of the plan.

No public comment was received.

No action was taken.

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO SET THE REGULAR MONTHLY MEETING DATES OF THE BOARD OF DIRECTORS FOR 2023 PURSUANT TO BYLAW 5.4. *FOR POSSIBLE ACTION*

President Bahr provided the proposed dates for the 2023 Board Meetings noting that the November and December meetings are moved up 2 weeks from the normally scheduled 4th Wednesday of the month for holiday.

January 25, 2023

February 22, 2023

March 22, 2023

April 26, 2023

May 24, 2023

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

July 26, 2023

August 23, 2023

September 27, 2023

October 25, 2023

November 8, 2023

December 13, 2023

No public comment was received.

Member Popp moved/Member Reed seconded to approve setting the Regular Monthly Meeting dates for the Board of Directors for 2023 pursuant to Bylaw 5.4 as proposed. Motion carried (6-0), Member Mauldin absent.

V. REVIEW AND POSSIBLE ACTION REGARDING THE PERFORMANCE EVALUATION FOR THE PRESIDENT/GENERAL MANAGER IN ACCORDANCE WITH THE 2022 PERFORMANCE APPRAISAL AND THE EMPLOYMENT CONTRACT AND POSSIBLE APPROVAL OF AMENDMENT THERETO. FOR POSSIBLE ACTION

Attorney McConnell stated that all Board members had returned their yearly evaluation for the President/General Manager. She stated that the evaluations were very positive.

President Bahr has reviewed the evaluations. President Bahr commented on moving forward with the strategic planning and helping move the community forward.

Board members commended President Bahr on securing the ARPA funding and other items.

Member Park moved/Chair Featherston seconded to accept the high marks of performance and amendment to the employment contract. Motion carried (6-0), Member Mauldin absent.

VI. COMMITTEE OF ARCHITECTURE

A. COA REPORTS

NON-ACTION ITEM

Treasurer Austin-Preston provided a general update on the COA Reports. The COA plans to do property reviews earlier to provide ample time for resolution prior to the winter months.

**VII. APPROVAL OF MINUTES: FOR POSSIBLE ACTION
November 9, 2022, Regular Meeting Minutes**

Member Park moved/Vice Chair Hannum seconded to approve the November 2023 Regular Meeting Minutes as presented. Motion carried (6-0), Member Mauldin absent.

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

Vice Chair Hannum moved/Member Reed seconded to accept the November 2022 Assessment and Legal Receivable reports as presented. Motion carried (6-0), Member Mauldin absent.

IX. ACCEPT NOVEMBER 2022 FINANCIAL REPORTS. FOR POSSIBLE ACTION

Treasurer Austin-Preston and President Bahr provided general updates on the financials.

Member Reed moved/Member Popp seconded to accept the November 2022 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 25, 2023, at 5:30pm. The meeting may be held telephonically.

XI. PUBLIC COMMENT

ACTION SHALL NOT BE TAKEN

Vice Chair Hannum commented on the new phone system in the office and asked that it be looked at to make sure it serves the property owners well.

XII. ADJOURNMENT

The meeting adjourned at 6:08 p.m.