



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

Spring Creek Association (“SCA”) Board of Directors  
Wednesday, February 23, 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:** Chair Josh Park (Tract 100) (via zoom), 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:** Vice Chair Hannum 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 APPROVAL TO ACCEPT A PROPOSAL FROM EIDE BAILLY, LLC TO PROVIDE AUDIT SERVICES TO SPRING CREEK ASSOCIATION FOR THE YEAR ENDING DECEMBER 31, 2021. *FOR POSSIBLE ACTION***

President Bahr provided information on the proposal from Eide Bailly for audit services for fiscal year 2021. Treasurer Austin-Preston provided information on the modest increase in the proposal.

No public comment was received.

Chair Park moved/Member Popp seconded to approve the proposal from Eide Bailly, LLC to provide audit services to Spring Creek Association for the year ending December 31, 2021. Motion carried (7-0).

**III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM NEVADA BANDITS TO DECREASE THE RENTAL RATE FOR FREQUENT USERS AT THE HORSE PALACE. *FOR POSSIBLE ACTION***

President Bahr provided background to the Board for NV Bandits request for a decreased rate for frequent users at the Horse Palace.

Stephanie Shigaio and Sadie Schick were present and requested the Board reduce the arena rental fee to \$250 per event for 6 or more events that are booked at the facility. They would propose the fee be part of the a la carte fees for others if they were frequent users.

Chair Park did not support a generalized \$250 fee for frequent users. He explained he was in support of NV Bandits proposal because of their limited impact on the facility for their events, cost to SCA and their limited revenue to justify their reduced fee. Bigger events could have more impact on the facility by others that were frequent users.

Member Mauldin asked for clarification on rental rates that were approved for half day rentals, and they clarified they would want the entire day event rather than the 6 hour block to allow growth of their program.

Chair Park asked what the plan would be if this was approved and they were unable to bring in the necessary 6 events.

Ms. Shigaio responded that they would propose they would pay the full \$500 rental fee for those events if they did not hold the 6 events.

Member Mauldin asked whether pre-payment for events would be best. It was clarified that there is currently a pre booking fee and deposits and it would be handled on an event by event basis.

Member Reed requested information on stall rentals. It was explained that any stall rentals as the result of one of their events would be SCA revenue only.

There were further comments on in-kind work and their willingness to help with cleaning and upkeep of the facility.

No public comment was received.

Member Featherston moved/Member Popp seconded for the year 2022, to accept Nevada Bandits decrease for the rental rate from \$500 to \$250 per day of event, with the understanding of holding a minimum of 6 events within the year. Should they not meet the 6 events, they would be responsible for the remaining \$250 fee for the events not completed. In the future that cases can be brought to the Board on case by case where groups want to have numerous events and propose to us a similar reduced fee on the conditions for that organization.

Member Featherston moved/Member Popp seconded to amend the motion to clarify that it is a reduced rate from \$500 to \$250 per day of event and events not held would be \$250 per day per event. Motion carried (6-1-0), Chair Park against.

**IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO AMEND THE GOLF COURSE RESTAURANT AND BAR CONCESSIONAIRE AGREEMENT WITH KARR FOOD AND ENTERTAINMENT. *FOR POSSIBLE ACTION***

Attorney McConnell clarified that the concessionaire agreement with Karr Food and Entertainment was approved with a start date of December 1, 2021. They did not begin business until February 2022. She recommends amending the contract to change the date from December 2021 to February 2022.

Also the current agreement does not contemplate the addition of camera systems or exterior signs to be affixed to the building. There are concerns about possible damage to the building.

We are recommending amendments to update the date in the agreement, whether they are allowed to have cameras or other items on the walls and would have to repair all the damage, and it is the Board's pleasure to allow exterior signs.

President Bahr provided further comment on improvements or changes to the building that they would be responsible for the repairs.

There are concerns regarding the signs from paint damage to sun damage on the outside of the building.

Vice Chair Hannum commented that they would be required to follow all COA sign rules and it should be at their expense for any electrical or other needed items.

Signs may be allowed if approved by COA at the sole expense of the lessee and that the building will be restored to the condition prior to taking occupancy.

Member Mauldin asked for clarification for the signs. It was clarified that it would have to be approved by the COA.

Public Comment:

No public comment was received.

Member Popp moved/Member Young seconded to amend the agreement with Karr Food and Beverage to change the date of the agreement to February 1, 2022 through January 31, 2024 and to allow the licensee to place cameras and other equipment on the walls so long as they repair all damage from such placement to the condition the property was in prior to taking occupancy, and up to 2 signs will be allowed to be placed on the exterior of the building so long as all expenses are borne by the licensee and the licensee agrees to repair the building to the condition it was prior to the placement of the signs at the end of the contract and receives necessary approvals from the COA. Motion carried (7-0).

**V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO SET THE DATE FOR THE ANNUAL PROPERTY OWNER MEETING, PURSUANT TO SCA BYLAW 4.1.**

***FOR POSSIBLE ACTION***

President Bahr introduced the item that the Board had changed the Bylaw and would need to set the date for the annual meeting. She suggested considering June 25<sup>th</sup> for the date of the Annual Meeting.

Public Comment:

No public comment was received.

Vice Chair Hannum moved/Member Featherston seconded to set the Annual Property owner meeting pursuant to Bylaw 4.1 on June 25<sup>th</sup>, 2022 with a 11am barbecue and 12pm meeting. Motion carried (7-0).

Member Featherston moved/Member Reed seconded that for the June 25, 2022 Annual Property Owner Meeting with a barbecue at 11am and meeting at 12pm be held at the Fairway Community Center at 401 Fairway Blvd. Motion carried (7-0).

**VI. REVIEW, DISCUSSION AND ALLOCATION OF THE 2021 CARRY-FORWARD FUNDS.**

***FOR POSSIBLE ACTION***

President Bahr commented on 2021 capital projects and upcoming projects such as paving at Schuckmann's, Spring Valley Court culvert project, concrete parking blocks, storage building at Schuckmann's, 5 golf carts, mowers, aerifier, IT Road widener attachment, event tent, Schuckmann's sign, Marina beach concrete and chair upgrades, additional deck furniture at the FCC.

There is a separate request for a Toro Mower to come out of the Golf Reserve.

There are additional items that are suggested to come out of the general Capital Reserve such as a Sweeper for \$80,000, additional items for the splash pad for \$425,000, fencing at the Shooting Range and other areas for \$45,000, and a possible addition to the Admin portion of the Fairway Community Center that would come before the Board at a later time.

Travis Mahlke, GC Superintendent, was present and provided information on the Toro 4500, Toro 3500 Mower and Aerifier. The 4500 would be good for larger areas and would provide support when a Parks mower goes down. We would plan to phase out our Jacobsen mowers as they have become more difficult to get repair parts. Staff recommends option A for the Toro 4500 out of the Golf Capital Reserve for \$35,750 plus taxes, Option A for the Toro 3500 for \$12,900 plus freight and taxes, and the John Deere aerifier for \$8,900 plus freight and taxes.

No public comment was received.

Member Popp moved/Member Young seconded to accept the 2022 suggested carry forward allocation as presented. Motion carried (7-0).

Member Young moved/Member Popp seconded to approve purchasing the Toro 4500 from the Golf Capital Reserve. Motion carried (7-0).

Vice Chair Hannum gave information on items included with the additional funds for the splash pad including the water reuse system, upgrading flooring for safety protocols, and storage tanks. The water used for the splash pad would go into the tanks to be used for irrigation during the night for the fields at the complex.

Member Young moved/Member Featherston seconded to approve the general Capital Reserve purchases for the sweeper, slash pad, and fencing. Motion carried (7-0).

**VII. COMMITTEE OF ARCHITECTURE**

**A. COA REPORTS**

**NON-ACTION ITEM**

VP Kerr provided comment on the violations and reports from the COA.

**VIII. APPROVAL OF MINUTES:**

**FOR POSSIBLE ACTION**

**January 26, 2022 Regular Meeting Minutes**

Member Young moved/Member Reed seconded to approve the minutes from the January 26, 2022 Regular Meeting as presented. Motion carried (7-0).

**IX. ACCEPT JANUARY 2022 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.**

**FOR POSSIBLE ACTION**

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

**X. ACCEPT JANUARY 2022 FINANCIAL REPORTS.**

**FOR POSSIBLE ACTION**

Member Young moved/Member Reed seconded to accept the January 2022 financial reports as presented. Motion carried 7-0).

**XI. MEETING SCHEDULE**

**NON-ACTION ITEM**

The next Regular Board of Directors meeting is scheduled for Wednesday, March 23, 2022 at 5:30pm. The meeting may be held telephonically.

**XII. PUBLIC COMMENT**

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Member Featherston commented on investing the Association funds in other areas. All funds are kept in FDIC insured investments.

**XIII. ADJOURNMENT**

The meeting adjourned at 7:05 p.m.