



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Board of Directors
Wednesday, February 24, 2021, 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 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, 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 both 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.

Jill Wilkinson, Tract 400, made comments regarding the Ryan Ranch pasture and was instructed to wait until the agenda item later in the meeting.

II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM ELKO COUNTY HIGH SCHOOL RODEO CLUB REGARDING HOLDING A JUNIOR HIGH/HIGH SCHOOL RODEO AT THE HORSE PALACE AND THE REQUEST OF POTENTIAL PURCHASE OF NEW BUCKING CHUTES AND/OR PANELS, AND TO HAVE STALL ACCOMMODATIONS AND RV SPACES AVAILABLE.

FOR POSSIBLE ACTION

John Wright, Elko High School Rodeo Club, was present. He thanked the Board for allowing the team to practice at the Horse Palace and they would like to hold their Jr High/High School Rodeo at the HP this fall. He stated there are issues that need to be addressed such as the bucking chutes are rotting at the bottom, damaged panels and gates, items not attached, and the chutes are only left-handed and need to be both left and right-handed.

He estimates a new portable area would cost SCA approximately \$124,000. The bucking chute portion is \$30,000.

Public Comment:

Jill Wilkinson, Tract 400, inquired on how the Horse Palace makes money on rodeos. It was explained that a group can lease the HP for an event.

Member Featherston is involved with the Horse Palace committee and invited them to present their organized plan to the committee for presentation to the Board. It was mentioned that any of the old panels removed from the HP could be used for another area or other projects.

Chair Park moved/Vice-Chair Hannum seconded to put \$30,000 in the Horse Palace to fund this equipment out of the Capital Reserve for Horse Palace Improvements. Motion carried (7-0).

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO RENEW, MODIFY, OR TERMINATE THE RYAN RANCH PASTURE LEASE WITH JESS JONES.

FOR POSSIBLE ACTION

Jess Jones was present and provided an overview of his activities on the pasture last year. He has met with professionals regarding a spraying plan for weeds, repaired fences, added ditching for water for future growth, cleaned around the pond. He stated that he did graze the area hard to remove the scrub and overgrown and he plans to go into a 3-year plan with traditional grazing practices after the haying season this year.

Vice Chair Hannum requested information on projects he has left to do. Mr. Jones responded that he plans to deal with the old fence around the pond and add H braces and posts.

Chair Park asked whether the water diversion worked and whether there will be additional planting of the area.

Member Featherston inquired on the time and money spent last year for improvements. It was estimated that he had approximately \$10,000 into the project with his time and materials.

Public Comment:

Jill Wilkinson, Tract 400, presented information from her and group of others regarding the activities in the meadow. She stated that the trenching did not help, and the lease shouldn't be renewed until we meet to have a plan for the management of the pasture because the lease is vague on what is allowed. They would like to be involved with the creation of the plan. She stated that the area is overgrazed.

Chair Park inquired about what Ms. Wilkinson's position is on the property. She would like to see that it is leased and managed but with a plan.

Member Popp commented on Mr. Jones being a steward of the land and we should ask for his plan.

President Bahr provided clarification on the difference of philosophies outlined in their concerns. The group has concerns about noxious weeds infesting the cleared areas, that there should be a certain amount of vegetation height left, the fencing should be friendly to natural animals, leveling of the mounts, the number of horses should be limited to 8-15, the water shouldn't be diverted from the pond, weed control should be implemented, and the timing of grazing should be more managed.

Member Featherston suggested that we would meet yearly to get the scope of work for the pasture.

Public Comment:

Stephanie Licht, Tract 300, commented that the Ryan Ranch looks good and encouraged renewing the lease to work on other needed items.

Member Mauldin commented on how the property is owned and that it is not a public area or amenity. Attorney McConnell provided clarification that it is an Association owned parcel and not open for public use. He also asked whether it is a federal wetland. Attorney McConnell stated that there is no designation of a federally designated wetland. He also inquired on whether there were any endangered species in the area.

Member Reed moved/Member Popp seconded to extend the lease 3 years and work through the details with Jess Jones and bring it back to the next meeting. Motion carried (7-0).

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO MOVE FORWARD REGARDING THE PLAN FOR A CEMETERY ON PARCEL 043-034-001, LOCATED ON THE CORNER OF LAMOILLE HIGHWAY AND PLEASANT VALLEY ROAD. FOR POSSIBLE ACTION

Mark Wetmore was present and provided information on a parcel of land the committee found suitable for a cemetery. The parcel is 40 acres, one of SCA's gravel pits, with road and utility access currently zoned open space. He stated there is a lot of dirt work needed and Legarza Exploration has stated they are willing to help.

The next steps include going before the COA for rezoning or conditional use permits, going before Elko County for rezoning from Open Space to Public and that the Master Plan would not need to be opened for that.

Vice Chair Hannum asked how many plots would be available. It was stated that there could be 2,200 in an acre.

Attorney McConnell provided clarification that SCA cannot sell or dedicate that lot to the county.

No public comment was received.

Member Young moved/Member Reed seconded to move forward regarding the plan for a cemetery on parcel 043-034-001 as the site of a future cemetery. Motion carried (7-0).

V. REVIEW, DISCUSSION AND UPDATES FROM SEAN TWOMEY, GREAT BASIN WATER, REGARDING THE COMPANY'S BILLING PRACTICES TO RESIDENTS, INCLUDING WORKING WITH LEGAL TO OPEN AN INVESTIGATION INTO POTENTIAL ISSUES WITH STATE AGENCIES.

FOR POSSIBLE ACTION

Sean Twomey, President, was present and provided a PowerPoint presentation for Great Basin Water. He stated that GBW did not impose late fees in 2020 because of COVID-19, the rate case that may include a 2.7% increase, AMR meter installs should be completed by April.

He stated that there is a new engagement operator in Spring Creek and dedicated customer service for NV and AZ. They plan to randomly audit 10 meters to ensure accuracy.

Member Park asked whether there would be a hotline for NV only. Mr. Twomey stated no, but the issue would be handled locally.

GBW plans to audit their billing process with an internal auditor and will provide the results to the Board. They also plan to do a customer survey and give back to the community.

Vice-Chair Hannum inquired on the smart meters and how they would show leaks. Mr. Twomey stated that there are data logs by the hour with the new meters.

Member Young asked the life expectancy of the sewer system. Mr. Twomey stated that the plan it at the end of its useful life. It is a 50,000 gallon per day system and currently cannot add any new users. He stated that there are 67 potential customers to be added to the system. Mr. Twomey stated that fund requests are included in their new Integrated Resource Plan to replace the system.

Vice-Chair Hannum asked whether GBW would support temporary septic systems until the capacity issue is resolved.

No public comment was received.

VI. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING SUGGESTIONS OR CHANGES TO THE GREAT BASIN WATER 2021 INTEGRATED RESOURCE PLAN. FOR POSSIBLE ACTION

Mr. Twomey, GBW, provided an overview of the projects in the 2021 Integrated Resource Plan. Those include: High Tank replacement, Arsenic drying bed, Rehab Well #11, Rehab Well #4, 400 Tract pressure issues, Replace pipeline, and wastewater treatment plan. The cost of the projects is currently at approximately 8.5 million dollars.

No public comment was received.

No action was taken.

VII. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PLAN FOR THE SCA MARINA WATER QUALITY. FOR POSSIBLE ACTION

President Bahr provided a summary of the items to consider moving forward with a plan regarding the Marina water quality.

The items for consideration are:
Army Corp of Engineers permitting
Sand permit
Adding back sand and pricing
Silt fencing options
Enzyme additives
Physical algae removal
Ultra-sonic treatments
Continued testing

Public Comment:

Elex Vavrck, Tract 100, stated that he was against using copper sulfate in the Marina.

Member Featherston moved/Member Young seconded to move forward with a cost analysis for treatment of the Marina water quality. Motion carried (7-0).

VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE H2GO WATERSPORTS PLAN FOR 2021 SUMMER AND WINTER WATERSPORTS AT THE MARINA. FOR POSSIBLE ACTION

Floyd Chacon, H2GO Watersports was present to present his plan to the Board. He proposed that H2GO purchase the shed from SCA in October 21 to make it a mobile unit. The unit would not be anchored and be like a food trailer. He requested 100-amp power service panel, frost free water service, and grading provided at the area on the beach and near the future sports court where a proposed synthetic ice skating rink may be placed.

H2GO watersports will purchase a 4'X20' floating dock to keep their non-motorized rentals locked to in the evening, the floating water park will be dependent on water quality improvements in the future, a synthetic ice rink (50'x90') could be place over proposed new multi-court, and they will purchase a gazebo for additional storage.

Public Comment: Jill Wilkinson, Tract 400, had comments regarding the kiosk.

Further discussion on water quality improvement ideas, such as dredging or other treatments. SCA will look further into these plans.

Member Featherston moved/Member Reed seconded to continue with the purchase of the shed, with H2GO Watersports purchasing the building from SCA in October 2021 and placement of 100-amp pedestals and frost-free hydrants at both areas. Motion Carried (7-0).

Member Featherston moved/Member Popp seconded to approve the 4'x40' floating dock as presented. Motion carried (7-0).

No action was taken on the floating water park.

No action was taken on the skating rink. The product has a 2-month lead time.

Member Featherston moved/Member Popp seconded to approve the kiosk/gazebo for the location labeled with SCA and to provide necessary grading of the area. Motion carried (7-0).

IX. COMMITTEE OF ARCHITECTURE

A. REPORTS

COA Secretary Cromwell provided information on updates to the COA Rules and Regulations and that violation reviews have begun in the 200 Tract.

NON-ACTION ITEM

X. APPROVAL OF MINUTES:

FOR POSSIBLE ACTION

January 27, 2021 Regular Meeting Minutes

Vice Chair Hannum moved/Chair Park seconded to approve the January 27, 2021 Regular Meeting Minutes as presented. Motion carried (6-0-1), Member Young abstained.

XI. ACCEPT JANUARY 2021 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.

FOR POSSIBLE ACTION

Vice Chair Hannum moved/Member Featherston seconded to accept the January 2021 Assessment and Legal Receivable Reports. Motion carried (6-0-1), Member Young abstained.

XII. ACCEPT JANUARY 2021 FINANCIAL REPORTS.

FOR POSSIBLE ACTION

Vice Chair Hannum moved/Member Reed seconded to accept the December 2020 Financial Reports. Motion carried (7-0).

XIII. MEETING SCHEDULE

NON-ACTION ITEM

The next Regular Board of Directors meeting is scheduled for Wednesday, March 24, 2021 at 5:30pm. The meeting may be held telephonically.

XIV. PUBLIC COMMENT

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XV. ADJOURNMENT

The meeting adjourned at 9:37 p.m.