



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

Spring Creek Association (“SCA”) Board of Directors  
Wednesday, July 27, 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), Karl Young (Tract 200), Randy Mauldin (Tract 300)

At-Large Members: Jake Reed and Molly Popp

**ABSENT:** Vice Chair Tom Hannum, John Featherston

**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 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. ELECTION OF BOARD POSITIONS FOR THE JULY 2022-JUNE 2023 TERM:**

**A. Acceptance of nominations and election of a Director to serve as the Chairperson of the Board of Directors.**

Chair Park asked for nominations for Board Chair.

Member Young nominated John Featherston/Member Popp seconded the nomination. Nomination passed (5-0), Vice Chair Hannum and Member Featherston absent.

**B. Acceptance of nominations and election of a Director to serve as the Vice-Chairperson of the Board of Directors. *FOR POSSIBLE ACTION***

Chair Park asked for nominations for Board Vice Chair.

Member Young nominated Tom Hannum/Member Reed seconded the nomination. Nomination passed (5-0), Vice Chair Hannum and Member Featherston absent.

No public comment was received.

**III. DISCUSSION AND POSSIBLE ACTION TO APPROVE SIGNATURE AUTHORITY TO THE ELECTED 2022-2023 CHAIRPERSON AND VICE-CHAIRPERSON AND TO REMOVE SIGNATURE AUTHORITY FOR THE 2021-2022 CHAIRPERSON AND VICE-CHAIRPERSON FOR SCA ACCOUNTS AT NEVADA STATE BANK, MORGAN STANLEY/SMITH BARNEY, ELKO FEDERAL CREDIT UNION AND US BANK. *FOR POSSIBLE ACTION***

Per SCA policy, the Board Chair and Vice Chair sign checks over five thousand dollars. This item provides the signature authority.

No public comment was received.

Member Park moved/Member Young seconded to approve signature authority to the elected 2022-2023 Chairperson and Vice-Chairperson and to remove signature authority for the 2021 and 2022 Chairperson and Vice-Chairperson for SCA accounts at Nevada State Bank, Morgan Stanley/Smith Barney, Elko Federal Credit Union and US Bank. Motion carried (5-0), Vice Chair Hannum and Chair Featherston absent.

**IV. REVIEW AND UPDATE REGARDING ANIMAL CONTROL AND ELKO COUNTY SHERIFF. *NON-ACTION ITEM***

Lt Doug Fisher, Elko County Sherriff's Office, was present and provided updates regarding animal control and other statistics. He stated that the online reporting system usage has increased and the overall calls for service calls have increased. They continue to fill open positions.

No public comment was received.

No action was taken.

**V. REVIEW AND DISCUSSION WITH GOLF COURSE CONCESSIONAIRE, THE KLUB, PROVIDING BUSINESS UPDATES. *NON-ACTION ITEM***

Representatives from The Klub were not present, so the item was skipped.

No action was taken.

**VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REVIEW OR MODIFY THE SPRING CREEK SWEET SHOP'S LEASE AGREEMENT AND SPECIFICALLY THEIR PLAN MOVING FORWARD WITH PROVIDING CONCESSIONS FOR EVENTS. FOR POSSIBLE ACTION**

Breanna Besendorfer, Spring Creek Sweet Shop, was present and stated that she had been doing extensive cleaning at the facility prior to health inspections and permits. She stated she found that the baseboard heater was missing. She requested a mini split A/C/heater combination that staff will research.

She commented on having talked to other event producers about what to expect for rodeos and other types of events to be prepared. Her menu is expected to be hamburgers, hot dogs, and accompaniments. She commented that, in addition to be open for events, she hopes to be open Wednesday through Fridays.

Public Comment:

Kathryn Kelly, Tract 100, stated she was a local event planner and asked for clarification on the exclusivity for catering.

Member Park moved/Member Popp seconded to approve the Spring Creek Sweet Shop's lease agreement and plan for providing concessions for events. Motion carried (5-0), Vice Chair Hannum and Chair Featherston absent.

**VII. COMMITTEE OF ARCHITECTURE**

**A. COA REPORTS**

**NON-ACTION ITEM**

Treasurer Austin-Preston provided a general overview of the reports.

**B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPOINT A QUALIFIED APPLICANT TO THE COMMITTEE OF ARCHITECTURE TO FILL VACANCY FOR THE REMAINDER OF THE TERM UNTIL DECEMBER 2022.**

**FOR POSSIBLE ACTION**

President Bahr stated that there were 2 candidates for the COA Vacancy.

Kenneth Kelly, Tract 100, was present and stated that he had been a property owner for 3 years and is currently the Anthem Broadband Project Manager. He would like to get more involved in the community.

Graeme Stroker, Tract 100, was present stating that he had worked in the mines and that he has an interest in serving on the COA and eventually serving on the Board.

No public comment was received.

Member Young moved/Member Popp seconded to appoint Kenneth Kelly to the COA for the remainder of the term until December 2022. Motion carried (4-0-1),

Member Mauldin abstained, Vice Chair Hannum and Chair Featherston absent.

- VIII. APPROVAL OF MINUTES: FOR POSSIBLE ACTION**  
**May 25, 2022 Regular Meeting Minutes**  
Member Mauldin moved/Member Popp seconded to approve the minutes from the May 25, 2022 Regular Meeting as presented. Motion carried (4-0-1), Member Reed abstained, Vice Chair Hannum and Chair Featherston absent.  
**June 25, 2022 Annual Property Owner Meeting Minutes**  
Member Mauldin moved/Member Young seconded to approve the minutes from the June 25, 2022 Annual Property Owner Meeting as presented. Motion carried (2-0-2), Members Park and Popp abstained, Vice Chair Hannum and Chair Featherston absent.
- IX. ACCEPT MAY & JUNE 2022 ASSESSMENT AND LEGAL RECEIVABLE REPORTS. FOR POSSIBLE ACTION**  
Chair Park moved/Vice Chair Hannum seconded to accept the May & June 2022 Assessment and Legal Receivable reports as presented. Motion carried (5-0), Vice Chair Hannum and Chair Featherston absent.
- X. ACCEPT MAY & JUNE 2022 FINANCIAL REPORTS. FOR POSSIBLE ACTION**  
Treasurer Austin-Preston provided general updates on the financials including when the Board would see the bulk of expenses relating to the road project.  
  
Member Young moved/Member Reed seconded to accept the May & June 2022 financial reports as presented. Motion carried (5-0), Vice Chair Hannum and Chair Featherston absent.
- XI. MEETING SCHEDULE NON-ACTION ITEM**  
The next Regular Board of Directors meeting is scheduled for Wednesday, August 24, 2022 at 5:30pm. The meeting may be held telephonically.
- XII. 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.  
  
No public comment was received.
- XIII. ADJOURNMENT**  
The meeting adjourned at 6:02 p.m.