



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Board of Directors
Wednesday, March 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), Karl Young (Tract 200), Randy Mauldin (Tract 300), and John Featherston (via Zoom) (Tract 400)

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

ABSENT: Molly Popp

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. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING REQUESTS BY THE ELKO COUNTY HIGH SCHOOL RODEO CLUB FOR THE HIGH SCHOOL RODEO IN OCTOBER 2022. *FOR POSSIBLE ACTION*

The Elko County High School Rodeo club was present with their proposal to the Board to hold the High School Rodeo at the Horse Palace in October 2022.

They are requesting to rent the arena October 7-9. The current rental rate is \$500 for the indoor arena and \$200 for the outdoor arena for a total of \$2100. They were requesting a prorated amount for renting the facility as they paid \$900 for the facility in 2021.

They requested a sound system that would be projected outside to the practice areas. VP Kerr stated SCA brought in additional speakers. Vice Chair Hannum to coordinate with a possible vendor and the HS Rodeo club regarding a sound system.

They requested that SCA supply the same panel system splitting the arena into 1/3 and 2/3. They stated that they would set up the panels. VP Kerr stated that an SCA operator would be required to do the setup.

The access door in the south wall is completed.

They requested a tractor with drag and a water truck. They would like to add 1-2 individuals to be able to operate SCA's equipment. Staff will investigate whether adding them as an employee would reduce the liability. It was also discussed that the HS Rodeo Club should solicit a water truck and operator.

They commented that their liability insurance would be covered through their program. They also asked that the practice arena (outdoor arena) be dragged and watered on Friday and Saturday. They offered their volunteer to complete this task.

They requested lights to be included. It was discussed that using 2021 figures, it would cost SCA approximately \$650 in fuel for the generator if it was run the same amount of hours as in 2021.

They were requesting the 24 indoor stalls and 200 outside stalls. It was discussed that the users of the stalls were asked to rake out the contents to the aisle and that those using the indoor stalls hooked up to the electrical and were not authorized. They are requesting that SCA donate the full stall charges to the HS Rodeo Club the same as last year.

RV hookups were discussed, and a map was provided for the areas. Staff would have to mow the areas again this year, but it was not an issue.

They requested that the kitchen in the HP be available for a vendor to use during the event. They stated that the vendor provided lunches for their helpers, but they did not earn any other revenue for them. SCA has set rates for the concessions at the HP and they would be available to rent for the event.

It was discussed to have the committee meet with SCA staff to figure out all of the details of each requests and bring it back to the next meeting for action.

No public comment was received.

No action was taken.

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A USAGE AGREEMENT WITH ANTHEM BROADBAND OF NEVADA, LLC FOR A HAND HOLE, CONDUIT, AND FIBER OPTIC LINE ACROSS TRACT 201 PARCEL A, 505 SPRING VALLEY PLACE) APN 054-012-001 FOR A 10 FOOT WIDE EASEMENT NEAR SPRING VALLEY PARKWAY.

FOR POSSIBLE ACTION

Vice Chair Hannum commented we have previously approved a usage agreement in this area and this request will extend to the pole in the area.

No public comment was received.

Vice Chair Hannum moved/Member Reed seconded to approve a usage agreement with Anthem Broadband of Nevada, LLC for a hand hole, conduit and fiber optic line across Tract 201 Parcel A, 505 Spring Valley Place, APN 054-012-001 for a 10 foot wide easement near Spring Valley Parkway. Motion carried (6-0), Member Popp absent.

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER APPROVING A PASTURE LEASE AT THE SCA CAMPGROUND WITH REX STENINGER FOR APRIL THROUGH AUGUST 2022.

FOR POSSIBLE ACTION

Rex Steninger was present and stated that he has land that is adjacent to the campground and is requesting a pasture lease.

When the lease was originally drafted, the electronic gates were not in existence, so there were questions on who would be responsible for damage that may be caused by the cows.

No public comment was received.

Member Reed moved/Member Young seconded to approve a pasture lease at the SCA Campground with Rex Steninger for April through August 2022. Motion carried (6-0), Member Popp absent.

V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER WAIVING GREEN FEES AND CART FEES FOR A GOLF TOURNAMENT HOSTED BY NEVADA OUTDOOR SCHOOL.

FOR POSSIBLE ACTION

D'ette Mawson was present from Nevada Outdoor School and was requesting that the Board waive green fees and cart fees for their Fire & Ice Golf Tournament on May 21, 2022. She mentioned that last year those fees were covered by donors.

Member Young commented that he would assist them with putting their tournament together and get them in touch with sponsors. Chair Park also offered to assist with their event.

No public comment was received.

No action was taken.

VI. REVIEW, DISCUSSION AND POSSIBLE APPROVAL TO ENFORCE TERMS OF AGREEMENT IN CASE NUMBER CV-C-19-45. FOR POSSIBLE ACTION

Chair Park asked if there was any public comment on the item.

No public comment was received.

Member Young moved/Member Reed seconded to enforce the terms of agreement in Case Number CV-C-19-45. Motion carried (6-0), Member Popp absent.

VII. COMMITTEE OF ARCHITECTURE

A. COA REPORTS

NON-ACTION ITEM

VP Kerr provided information on revenue and violations.

B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 514 BRENT DR (202-020-007) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

This property has been in violation since 2021 and there has been no contact. Mr. Foote called in on the phone and stated that he had gotten rid of some cars and asked what else needs to be done on the property. It was discussed that he needed to provide registrations for the vehicles, painting the structures and fences. He stated that he only has 1 unregistered vehicle

No public comment was received.

Member Young moved/Vice Chair Hannum seconded to refer the violations at 514 Brent Dr (202-020-007) to legal counsel for further action and uphold the fines. Motion carried (6-0), Member Popp absent.

C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 43 SPRING CREEK PKWY (104-003-001) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

This property has been in violation since June 2021. There has been no contact from the property owner.

No public comment was received.

Member Reed moved/Chair Park seconded to refer the violations at 43 Spring Creek Parkway (104-003-001) to legal counsel and uphold the fine. Motion carried (6-0), Member Popp absent.

D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 458 CASTLECREST DR (201-006-015) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

This property has been in violation since February 2020.

No public comment was received.

Vice Chair Hannum moved/Member Reed seconded to refer the violations at 458

Castlecrest Drive (201-006-015) to legal counsel and uphold the fine. Motion carried (6-0), Member Popp absent.

E. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 411 TIFFANY DR (202-029-017) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

This property has been in violation since June 2021. VP Kerr stated that the inoperative vehicle violation could be closed, but the exterior condition of structures remains open. Sonia Martinez was present on the phone and stated that the tires had been removed from the top of the car. The other remaining items were the roof of the porch, shingles, and tools & trash on the deck.

No public comment was received.

Member Young moved/Member Featherston seconded to refer the violation for exterior condition of structures at 411 Tiffany Drive (202-029-017) to legal counsel and uphold the fine. Motion carried (6-0), Member Popp absent.

F. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 467 TIFFANY DR (202-029-006) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

Jason Peters, property owner, was present at the meeting and had provided new photos of the progress to clean up and repair his property.

No public comment was received.

Member Featherston moved/Member Reed seconded to refer the violation at 467 Tiffany Drive (202-029-006) back to the COA for additional review. Motion carried (6-0), Member Popp absent.

G. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 448 WESTBY DR (202-012-031) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

This property has been in violation and there has been no contact.

No public comment was received.

Member Young moved/Member Reed seconded to refer the violations at 448 Westby Drive (202-012-031) to legal counsel and uphold the fine. Motion carried (6-0), Member Popp absent.

VIII. APPROVAL OF MINUTES: **FOR POSSIBLE ACTION
February 23, 2022 Regular Meeting Minutes**

Chair Park moved/Member Reed seconded to approve the minutes from the February 23, 2022 Regular Meeting as presented. Motion carried (6-0), Member Popp absent.

IX. ACCEPT FEBRUARY 2022 ASSESSMENT AND LEGAL RECEIVABLE REPORTS. **FOR POSSIBLE ACTION**

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

- X. ACCEPT FEBRUARY 2022 FINANCIAL REPORTS. FOR POSSIBLE ACTION**
Member Young moved/Member Reed seconded to accept the February 2022 financial reports as presented. Motion carried (6-0), Member Popp absent.

- XI. MEETING SCHEDULE NON-ACTION ITEM**
The next Regular Board of Directors meeting is scheduled for Wednesday, April 27, 2022 at 5:30pm. The meeting may be held telephonically.

- XII. PUBLIC COMMENT ACTION SHALL NOT BE TAKEN**
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Elizabeth Moore provided public comment regarding the Race Across America and was requesting a monetary donation of \$150. Chair Park offered to donate to the cause personally.

- XIII. ADJOURNMENT**
The meeting adjourned at 7:07 p.m.