



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Board of Directors
Wednesday, May 24, 2023, 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 , Randy Mauldin (Tract 300),
Chair John Featherston (Tract 400)

At-Large Members: Vice Chair Tom Hannum.

ABSENT: Jake Reed & Molly Popp

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
5:30 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.

Kevin Martindale, Tract 100, commented about a Property Owner's property that is landlocked behind the old SCA office. Attorney McConnel provided information on neighboring parcels wishing to purchase the property.

II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM JORDAN KING, ON BEHALF OF THE JAYME LYNN KING BATTER UP 16 FOUNDATION, TO WAIVE THE FACILITY USE AND DEPOSIT FEES FOR THE HORSE PALACE ON JULY 8, 2023. *FOR POSSIBLE ACTION*

President Bahr introduced the item that the Jayme Lynn King Batter Up 16 Foundation were requesting the Board to waive the Horse Palace facility and deposit fees for July 8, 2023.

Jordan King was present and provided background on the non-profit organization. They have donated funds to many NV communities, youth organizations, and families. They are requesting the Board waive the facility fees. They project 250-500 people to attend and need RV parking available. They stated that they could have a volunteer help with RV parking. It was discussed that only dry camping was allowed. They stated that they have porta potties and a dump trailer being donated for the event.

No public comment was received.

Member Park moved/Vice Chair Hannum seconded to waive the facility use and deposit fees for the Horse Palace on July 8, 2023. Motion carried (5-0), Members Popp & Reed absent.

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER IMPLEMENTING SEASONAL NON-PROPERTY OWNER PASS OPTIONS FOR THE MARINA AND OTHER AREAS. *FOR POSSIBLE ACTION*

President Bahr introduced the item and staff had provided suggested rates using the Horse Palace fees as a guideline.

There was general discussion on not restricting the number of kids on a family pass and to have an option for daily or seasonal passes for individuals and families.

No public comment was received.

Member Park moved/Chair Featherston seconded to approve daily and family season pass for non-property owners for the Marina as: \$5 per day individual, \$25 per day family, \$50 per season individual, and \$250 per season for family with a 10% discount for seniors. Motion carried (5-0), Members Popp & Reed absent.

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE PROPOSAL FOR THE HORSE PALACE ROOF, WALLS AND HEAT UPGRADES SCOPE OF WORK AND GUARANTEED MAXIMUM PRICE FROM BRAEMAR CONSTRUCTION UTILIZING ARPA FUNDS. *FOR POSSIBLE ACTION*

President Bahr explained that there will be a special meeting scheduled for June 7, 2023 to finalize this item.

Kevin Martindale, Tract 100, commented that there should be a budget for the project. It was explained that the budget is already set.

No action was taken

V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE FUNDING FOR CULVERT CROSSINGS NEEDED FOR THE FOOTBALL AREA AT SCHUCKMANN'S.

FOR POSSIBLE ACTION

President Bahr provided background that culvert crossings were needed across the big drainage ditch near the football area at Schuckmann's. The project will exceed \$5000, so it is before the Board for their approval.

There was general discussion on whether to use rock in the ditches, but it was clarified that that would restrict the ditch clean out. Vice Chair Hannum also mentioned 2 culverts that were unused from the Boys and Girls Club that may be available for use.

No public comment was received.

Member Park moved, Vice Chair Hannum seconded to approve funding for the culvert crossings needed for the football area at Schuckmann's for \$9700.00. Motion carried ((5-0), Members Popp & Reed absent.

VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER APPROVING FUNDS TO PURCHASE A VEHICLE FOR ADMINISTRATION.

FOR POSSIBLE ACTION

President Bahr provided background information that the COA reviews are currently being conducted in a pickup which could be used in other departments. Staff is suggesting a small SUV be purchased for the Administration.

No public comment was received.

Member Park moved/Vice Chair Hannum seconded to approve up to \$15,000 to purchase a vehicle for Administration. Motion carried (5-0), Members Popp & Reed absent.

VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER PURCHASING CHIP ROCK FOR THE 2023 ROAD PROJECT.

FOR POSSIBLE ACTION

President Bahr stated that we had received two quotes for the 2023 road project and staff is recommending NNE.

Member Park commented that he wanted to make sure that the chip would not repel the oil.

No public comment was received.

Member Park moved/Vice Chairman Hannum seconded to approve purchasing chip rock for the 2023 road project from NNE for a total of \$113,460. Motion carried (5-0), Members Popp & Reed absent.

VIII. REVIEW AND GENERAL UPDATE REGARDING THE SPLASHPAD AT SCHUCKMANN'S.

FOR POSSIBLE ACTION

President Bahr introduced the item to provide a general update on the splashpad progress.

Vice Chair Hannum stated that permits have been submitted and that there is a new underground irrigation plan through Toro. He commented that the pad may have needed its own septic system, but the bathrooms/changing rooms at the Boys and Girls Club were adequate.

Member Park commented on the state laws regarding gray water. One of the justifications for splash pads is the reuse of water.

Vice Chair Hannum stated that it would use approximately 48,000 gallons a day.

No public comment was received.

No action was taken.

IX. COMMITTEE OF ARCHITECTURE

A. COA REPORTS

NON-ACTION ITEM

Secretary Bundrock commented on the COA reports, violations, and revenues.

B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 598 BUFFSIDE DRIVE (201-004-040) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

Secretary Bundrock stated that all violations have been cured and recommended dismiss or send back to the COA.

No public comment was received.

Member Park moved/Vice Chair Hannum seconded to refer the violations at 598 Buffside Drive (201-004-040) back to the COA. Motion carried (5-0), Members Popp & Reed absent.

C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 334 MERINO DRIVE (202-014-034) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

Secretary Bundrock stated the property has been in violation since January 2022. All mail has been returned and no contact received.

No public comment was received.

Member Park moved/Vice Chair Hannum seconded to refer the violations at 334 Merino Drive (202-014-034) to legal counsel for further action and uphold the fine. Motion carried (5-0), Members Popp & Reed absent.

D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 507 ASHCROFT DRIVE (103-006-021) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

Secretary Bundrock stated the property has been in violation since November 2021. There is only 1 inoperative vehicle, but there has been no response from the property owner. Attorney McConnel commented that the property owner lives in Hawaii and there is a tenant.

No public comment was received.

Member Park moved/Vice Chair Hannum seconded to refer the violations at 507 Ashcroft Drive (103-006-021) to legal counsel for further action and uphold the fine. Motion carried (5-0), Members Popp & Reed absent.

E. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 478 BALSAM DRIVE (107-003-002) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

Secretary Bundrock asked that the property be sent back to the COA.

No public comment was received.

Vice Chair Hannum moved/Chair Featherston seconded to refer the violations at 478 Balsam Drive (107-003-002) back to the COA. Motion carried (5-0), Members Popp & Reed absent.

F. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 573 FLOWING WELLS LANE (301-002-029) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

Secretary Bundrock stated that the property has been in violation since August 2022. All mail has been returned and no contact received.

No public comment was received.

Member Park moved/Vice Chair Hannum seconded to refer the violations at 573 Flowing Wells Lane (301-002-029) to legal counsel for further action and uphold the fine. Motion carried (5-0), Members Popp & Reed absent.

X. APPROVAL OF MINUTES: **FOR POSSIBLE ACTION
April 26, 2023, Regular Meeting Minutes**

Vice Chair Hannum moved/Member Young seconded to approve the April 26, 2023, Regular Meeting Minutes as presented. Motion carried (4-0-1), Member Park abstained, Members Popp & Reed absent.

XI. ACCEPT APRIL 2023 ASSESSMENT AND LEGAL RECEIVABLE REPORTS. **FOR POSSIBLE ACTION**

Treasurer Austin-Preston provided general comment on the report.

Member Park moved/Vice Chair Hannum seconded to accept the April 2023 Assessment and

Legal Receivable reports as presented. Motion carried (5-0), Members Popp & Reed absent.

XII. ACCEPT APRIL 2023 FINANCIAL REPORTS. FOR POSSIBLE ACTION
Treasurer Austin-Preston and President Bahr provided general updates.

Vice Chair Hannum moved/Member Park seconded to accept the April 2023 financial reports as presented. Motion carried (5-0), Members Popp & Reed absent.

XIII. MEETING SCHEDULE NON-ACTION ITEM
The next Regular Board of Directors meeting is scheduled for Wednesday, July 26, 2023, at 5:30pm. The meeting may be held telephonically.
The Annual Property Owner meeting is scheduled for June 17, 2023 – Barbecue at 11am, meeting at 12pm.

XIV. PUBLIC COMMENT ACTION SHALL NOT BE TAKEN
Chair Featherston presented Member Park with a gift from the Board members, thanking him for his service to the community. He commented that it was a pleasure to serve with him and he was an inspiration. All other Board members present also expressed their gratitude.. A gift would be presented to Member Young at a later date.

XV. ADJOURNMENT
The meeting adjourned at 7:00 p.m.