



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Board of Directors
Wednesday, May 22, 2024, 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: Kelly DiLulo (Tract 100), Chair John Featherston (Tract 100)

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

ABSENT: Jody Atkin (Tract 200) – entered at 6:12pm, Randy Mauldin (Tract 300), Molly Popp

CORPORATE OFFICERS PRESENT: SCA President Bahr, SCA Treasurer Austin-Preston

CORPORATE ATTORNEY: Katie Howe McConnell via phone

CALL TO ORDER: Vice Chair Hannum called the meeting to order in person and telephonically at 5:45 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.

Jim Carragher, Tract 100, asked who the representative for the 100 Tract was and that he would like to address some issues.

II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A CONCESSIONAIRE AGREEMENT WITH JASON SCHROEDER FOR GOLF COURSE CONCESSIONAIRE SERVICES. FOR POSSIBLE ACTION

President Bahr introduced the item to consider a concessionaire agreement with Jason Schroeder for the Golf Course.

A proposed agreement was drafted with the rent remaining the same and to include a background check and security deposit.

Mr. Schroeder commented that those items would be reasonable on a two year agreement, but felt they were excessive on a six month agreement. He also requested that Collen Thompson be added to the agreement.

It was discussed that it was prudent business practice to include items such as a background and credit check to protect the residents of SCA.

Attorney McConnell stated that the agreement could come back before the Board in October before the expiration and this agreement could be treated as a probationary period. The Board could then offer a longer term agreement upon satisfactory completion of the period.

No public comment was received.

Vice Chair Hannum moved/Member DiLulo seconded to approve the proposed agreement and add Collen Thompson to the agreement contingent upon the background check with a 6 month probation and 2 year extension upon satisfactory completion. Motion carried (4-0), Members Atkin, Mauldin and Popp absent.

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE FIRST READING OF THE FACILITY DONATION POLICY AND APPLICATION. FOR POSSIBLE ACTION

President Bahr introduced the item stating that the Board had requested staff to propose a facility donation policy.

After a lengthy discussion, it was decided to add in option for in-kind services to be proposed as part of the donation process and to add in a deadline of the 10th of the month for items that were proposed after the first of each year to be heard monthly by the Board.

No public comment was received.

No action was taken on the item.

IV. PRESENTATION BY STACY WOODBURY, SOUTHWEST GAS, PROVIDING UPDATES ON THE SPRING CREEK NATURAL GAS EXPANSION PROJECT. NON-ACTION ITEM

Stacy Woodbury, Southwest Gas, was present to provide a presentation to the Board regarding the gas pipeline expansion project in Spring Creek.

She provided construction updates for each Tract, which can be found on their website at springcreekgas.com. So far in 2024, they have installed over 55,000 feet of main pipeline.

She provided information on conversion stating that there are 750 service lines installed and 435 active meters in Spring Creek. She reminded everyone that Southwest Gas will provide pre-conversion inspections for customers at no cost.

She provided an overview on their safety practices as well as the stabilization of gas prices that they expect to see a decrease in their prices this summer.

No public comment was received.

Non-action item.

- V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A REQUEST FROM CARRIE EARY FOR A WEEKEND RATE PER STALL FOR THE JAKE EARY MEMORIAL RODEO. FOR POSSIBLE ACTION**
- President Bahr introduced the item that Carrie Eary was requesting a weekend stall rate for the Jake Eary Memorial Rodeo. She was unable to attend the meeting. She requested that the rate be \$20 for the weekend for the stalls instead of \$20 per day to increase the usage of the stalls.

No public comment was received.

Member Reed moved/Member DiLulo seconded to approve a weekend rate of \$20 per stall for the Jake Eary Memorial Rodeo. Motion carried (5-0), Members Mauldin and Popp absent.

- VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A REQUEST FROM NORTHERN NEVADA MOSES PROJECT TO DONATE THE GRASS LAWN AREA AT THE SPRING CREEK MARINA ON JUNE 22, 2024 FOR A FOSTER FAMILY FUN DAY. FOR POSSIBLE ACTION**

President Bahr introduced the item that the Northern Nevada Moses Project was requesting the donation of the grass lawn area at the Marina on June 22 for a foster family fun day.

Jade Hassen was present and stated that it was a family appreciation day for the foster families and kids and there would be food and gift baskets available. If they were able to have the venue donated, they are able to give more to the children.

No public comment was received.

Member DiLulo moved/Member Reed seconded to approve donating the Marina Grass Lawn areas to the Northern Nevada Moses Project on June 22, 2024 for a Foster Family Fun Day. Motion carried (5-0), Members Mauldin and Popp absent.

- VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER PURCHASING CHIP ROCK FOR THE 2024 ROAD PROJECT. FOR POSSIBLE ACTION**

President Bahr introduced the item that we had received two quotes for the chip rock this season. There was a significant increase in the pricing over the prior years.

No public comment was received.

Member DiLulo moved/Vice Chair Hannum seconded to approve purchasing chip rock for the 2024 road project from Silver State Rock. Motion carried (5-0), Members Mauldin and Popp absent.

VIII. COMMITTEE OF ARCHITECTURE

A. COA REPORTS

NON-ACTION ITEM

Secretary Duncan provided background on the COA reports, violations, and revenues.

IX. APPROVAL OF MINUTES:

FOR POSSIBLE ACTION

A. April 24, 2024, Regular Meeting Minutes

Vice Chair Hannum moved/Member Atkin seconded to approve the April 24, 2024 Regular Meeting Minutes as presented. Motion carried (5-0), Members Mauldin and Popp absent.

X. ACCEPT APRIL 2024 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.

FOR POSSIBLE ACTION

Treasurer Austin-Preston provided general comment on the report.

Vice Chair Hannum moved/Member Reed seconded to accept the April 2024 Assessment and Legal Receivable reports as presented. Motion carried (5-0), Members Mauldin and Popp absent.

XI. ACCEPT APRIL 2024 FINANCIAL REPORTS. FOR POSSIBLE ACTION

Treasurer Austin-Preston and President Bahr provided general updates.

Member Reed moved/Member DiLulo seconded to accept the April 2024 financial reports as presented. Motion carried (7-0).

XII. MEETING SCHEDULE

NON-ACTION ITEM

The Annual Property Owner Meeting is scheduled for June 15 at 12pm at the Horse Palace. The meetings may be held telephonically.

The next Regular Board of Directors meeting is scheduled for Wednesday, July 24, 2024, at 5:30pm.

XIII. PUBLIC COMMENT

ACTION SHALL NOT BE TAKEN

Jim Carragher, Tract 100, commented that there were properties along his travel route that were starting to look ratty. He commented on campers being parked out front of properties, that he did not like the addition of a conex at the Marina, and that the painting was faded on the striping.

There were general comments on the Mormon crickets and President Bahr commented that there needed to be spraying on BLM property so that they do not reach the residential areas.

President Bahr also commented on insurance issues caused by wildfire danger. Our insurance agent will be present at a future meeting to discuss the item further.

ADJOURNMENT

The meeting adjourned at 7:43 p.m.