



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

Spring Creek Association (“SCA”) Board of Directors  
Wednesday, October 26, 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:** Karl Young (Tract 200) & Randy Mauldin (Tract 300), Chair John Featherston (Tract 400)

**At-Large Members:** Jake Reed (Via phone), and Vice Chair Tom Hannum

**ABSENT:** Josh Park (Tract 100) and 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.

Gene Dodge, Tract 400, provided comment of the liability of the deer in the Spring Creek area. He believes the issue needs to be address with NDOW as it is a public safety issue. He has had his own personal animals need vet care after being hurt by the deer. He stated the deer issue should be managed by NDOW and the State Game Warden, not SCA. President Bahr responded that there is a process to get feedback from the community and take it to the appropriate agencies.

Lois Johnston, Tract 400, agreed that the deer are a nuisance and becoming more of a problem. She does not want to have to have an eight-foot fence to keep them out of her property.

Kevin Martindale, Tract 100, commented on the construction contractors installing gas and fiber lines not putting the area into a safe condition. He commented that they are not adding running plates over deep trenches. President Bahr reminded the property owners that there is a complaint form available on the website.

Member Mauldin commented helping the elderly or disabled with property maintenance with potential grants and working with the juvenile department for community service.

**II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE AN AGREEMENT WITH ANDREW COLLINS FOR THE GOLF PROFESSIONAL FROM JANUARY 2023 THROUGH DECEMBER 2025. FOR POSSIBLE ACTION**

President Bahr stated that she, Attorney McConnell, and Andrew Collins met, and a contract was agreed upon.

Attorney McConnell stated that all changes discussed in the previous meeting and recommendations were added to the proposed agreement before the Board.

Andrew Collins, Tract 100, was present and stated that he was happy with the language in the proposed contract.

No public comment was received.

Member Young moved/Chair Featherston seconded to approve an agreement with Andrew Collins for the Golf Professional from January 2023 through December 2025. Motion carried (5-0), Members Park and Popp absent.

**III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE REPLACEMENT OF AN INSULATED STEEL GARAGE DOOR AT THE SHOP.**

***FOR POSSIBLE ACTION***

President Bahr introduced the item that the maintenance shop needed to replace an insulated garage door. Treasurer Austin-Preston commented that staff had sought local quotes and had received two quotes to replace the door. Repair companies had been on site and the door cannot be repaired as you can no longer get the panels.

No public comment was received.

Vice Chair Hannum moved/Member Young seconded to approve the replacement of an insulated steel garage door at the shop from Elko Overhead Door for \$5788. Motion carried (5-0), Members Park and Popp absent.

**IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO MOVE FORWARD WITH ELKO COUNTY APPLYING FOR A BLM RIGHT OF WAY TO CONNECT THE 100 AND 200 TRACTS OF SPRING CREEK ASSOCIATION. *FOR POSSIBLE ACTION***

President Bahr referenced the previous governance study done by SCA that stated we would have to have contiguous borders in order to form an entity such as an incorporated town. She had contacted Curtis Moore, Elko County, and they could start the lengthy process with BLM to apply for a right of way to connect tracts 100 and 200. It would then be a possibility to annex that right of way from the county should SCA decide to move forward with plans to become a town.

Member Mauldin asked whether there was a financial or other commitment with this to move forward.

President Bahr commented that Elko County would be applying for the right of way, so there is no financial commitment. But it could be available to SCA to request it in the future making it possible to have contiguous borders.

No public comment was received.

Vice Chair Hannum moved/Chair Featherston seconded to move forward with Elko County applying for a BLM right of way to connect the 100 and 200 tracts of Spring Creek Association. Motion carried (5-0), Members Park and Popp absent.

**V. REVIEW AND DISCUSSION OF THE PROPOSED 2023 SPRING CREEK ASSOCIATION BUDGET. *FOR POSSIBLE ACTION***

President Bahr opened the discussion stating that staff has gone through every line item in the budget and took out all possible items. The inflationary time has caused additional needs within the budget to maintain the same services. Currently, with the additional expenses of oil, insurance and water, we would need approximately \$480,000 to balance the budget.

Treasurer Austin-Preston spoke specifically about the increased in the budget including the increase of \$100,000 for oil for the chip project, \$150,000 for water because of the PUCN approving the new rates for Great Basin Water, and Property insurance for \$132,000. Each dollar of assessments accounts for approximately \$65,000 in increased revenue and the \$480,000 needed to balance the budget reflects a \$7.50 increase. Options were provided to the Board to lessen the number of miles for the chip project from 30 to 25 or 20 miles to decrease the amount needed to balance the budget.

Vice Chair Hannum commented that SCA could do 20 miles of chip seal to decrease the amount needed.

Member Young commented that we could regret cutting it back because the possibility of having to cut it back year over year is a possibility. He stated that we do not get enough from

the gas tax, only \$190,000 out of 2.5 million.

President Bahr commented on the strategic planning process and hopes to be able to go back to the county to increase the amount of RTC funds that SCA received from the County.

Chair Featherston also expressed concern that if we decreased the amount of road chip sealed, that we would not be able to bring it back up.

Member Mauldin asked whether there were other options than chip sealing that would last longer.

Vice Chair Hannum provided an overview of the history of how the SCA roads were chip sealed. He also commented that much of the work being done by the internet and gas companies is improving the ditches and that is work that our staff will not have to complete.

President Bahr commented that SCA only has a 5-man road crew compared to the city and county who have less miles of road. It was estimated that it would be over 50 million dollars to pave the roads in Spring Creek. She also provided comment that SCA assessments are currently \$816 a year compared to the Summit Estates which is close to \$3,000 a year.

Member Mauldin asked whether a survey should be put out to the property owners regarding the possible increase.

Public Comment:

Kenny Kelly, Tract 100, commented that it would be a big negative to decrease the number of roads being chip sealed. He commented that the rates should be raised to do more services, not do less. There is a lot of road maintenance currently not being done such as ditches and culverts.

Member Reed asked whether there was any other assistance available to SCA from the County or elsewhere to help maintain our areas. He commented that the costs could be higher next year.

President Bahr commented that there may be State and Federal options for infrastructure through grants with Elko County.

Vice Chair Hannum commented that when SCA was formed, and the County did not take the road maintenance. If they did, we could expect similar services that they provide to Osino and Ryndon.

President Bahr commented that the county needs to do more for Spring Creek.

Kenny Kelly, Tract 100, commented that the national average for HOA dues is \$2-300 per month.

Member Mauldin commented about what could be done with an additional increase. It was reiterated that each \$1 of an increase equates to approximately \$65,000 in revenue.

Vice Chair Hannum and Member Young commented on the cost of living for employees and provided information on the Social Security increase of approximately 8 percent.

No action was taken.

**VI. COMMITTEE OF ARCHITECTURE**

**A. COA REPORTS**

**NON-ACTION ITEM**

Treasurer Austin-Preston provided a general update on the COA Reports. The Board, staff, and Attorney McConnell commended Secretary Bundrock on her handling of the COA issues.

**VII. APPROVAL OF MINUTES:**

**FOR POSSIBLE ACTION**

**September 28, 2022, Regular Meeting Minutes**

Vice Chair Hannum moved/Chair Featherston seconded to approve the minutes from the September 28, 2022, Regular Meeting as presented. Motion carried (4-0-1), Member Young abstained, Members Park and Popp absent.

**VIII. ACCEPT SEPTEMBER 2022 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.**

**FOR POSSIBLE ACTION**

Vice Chair Hannum moved/Chair Featherston seconded to accept the September 2022 Assessment and Legal Receivable reports as presented. Motion carried (5-0), Member Park and Popp absent.

**IX. ACCEPT SEPTEMBER 2022 FINANCIAL REPORTS.**

**FOR POSSIBLE ACTION**

Treasurer Austin-Preston provided general updates on the financials.

Vice Chair Hannum moved/Chair Featherston seconded to accept the September 2022 financial reports as presented. Motion carried (5-0), Members Park and Popp absent.

**X. MEETING SCHEDULE**

**NON-ACTION ITEM**

The next Regular Board of Directors meeting is scheduled for Wednesday, November 9, 2022, at 5:30pm. The meeting may be held telephonically.

**XI. PUBLIC COMMENT**

**ACTION SHALL NOT BE TAKEN**

Kevin Martindale, Tract 100, commented that he will be unable to attend the November meeting when the COA appointments are being considered. He asked the Board to consider reappointing him to the committee.

**XII. ADJOURNMENT**

The meeting adjourned at 7:09 p.m.