



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

Spring Creek Association (“SCA”) Board of Directors  
Wednesday, September 22, 2021, 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), and John Featherston (Tract 400)  
At-Large Members: Vice Chair Tom Hannum, Molly Popp, and Jake Reed

**ABSENT:** Randy Mauldin (Tract 300) – entered meeting at 5:38pm –

**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 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 TO CONSIDER A REQUEST FROM KAREN WINES TO REVIEW THE PROGRESS OF THE IMPROVEMENTS BEING MADE AT THE HORSE PALACE AND PROPOSED THE BOARD INCLUDE A ROUND PEN INSIDE THE HORSE PALACE. *FOR POSSIBLE ACTION***

Karen Wines was present via phone and stated that the arena is meant more for rough stock and a roping arena and there is a need for the daily users for a round pen and hitch rails in the Horse Palace.

VP Kerr stated that there are plans for hitch rails down the wall and it needs to be determined where they will go as they will be permanent.

Member Featherston stated that the southeast corner could accommodate a round pen and we may need to purchase more panels. He also stated that the hitch rails will be installed. He asked for patience from the users while the modifications are continuing.

Vice Chair Hannum stated that there are modifications to be made. He stated that the arena is mobile and can be adjusted. He also said there was a lot of grading to fix the water and drainage issues. He stated that a round pen could fit and we have panels that could be put up.

Chair Park stated that he had read a lot of property owner emails and SCA has gone out of their way to accommodate many different groups. He reiterated that it is a work in progress and the groups need to get along.

Public Comment – Carolyn Steninger’s letter was read into the record.

Vice Chair Hannum cautioned that this was not a private barn and it is an event center and it is uncommon for centers to have permanent round pens.

Robbin Rowley thanked the Board for allowing the users to be a part of the process.

Karen Wines commented that she would like the Board to scope out other events and would like a stationary round pen and an outside round pen.

Vice Chair Hannum reminded the users that there are two permanent round pens outside.

Lisa Stugelmeyer commented that the round pens outside were not the answer. The pens inside make it usable by property owners and that was the original intent for the HP. She stated that it is not safe for kids or elderly people to ride in the horse palace without the round pens.

Chair Park stated that the facility should not be used for people to train horses for their own financial gain. The HP was built as an amenity of Spring Creek and not for one exclusive group. SCA desires a facility that is used by many groups.

Jane Ward, Tract 400, commented that she has sent emails and many have bounced back has expressed valuable ideas to President Bahr and to Elko Daily Free Press.

Hannah Stugelmeyer commented that there was nowhere safe for the kids to ride.

Chad Steele commented that the handicapped riders were currently riding in his arena that has the same gates and panels as currently in the HP and they haven't had any safety issues.

Chair Park stated that the arena and modifications are a work in progress and SCA will work to resolve any issues.

No action was taken.

**III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER THE FOLLOWING REQUESTS FROM THE ELKO COUNTY HIGH SCHOOL RODEO CLUB:**

- A. SCA TO PURCHASE A SOUND SYSTEM OPERATING INDOORS WITH AN ADDITIONAL SPEAKER PROJECTED OUTSIDE.**
- B. SCA TO SUPPLY PANEL SYSTEM AND SUPPORTING POSTS WITH A GATE ON THE END TO SPLIT THE MAIN ARENA**
- C. SCA TO SUPPLY DIRT AND LABOR TO ASSIST WITH THE OPEN GRATE COVERED ON THE NORTHEAST END CATCH PEN**
- D. SCA TO CUT ACCESS DOOR INTO SOUTH WALL FOR ENTRY ALLEY BETWEEN CHUTES**
- E. SCA TO PROVIDE AT LEAST 6" SAND LAYER ON ARENA (INCORPORATED WITH SOIL) AND SAND IN ALL ALLEYWAYS TO COVER THE BOTTOM PORTION OF PANELS, SAND WILL BE DONATED**
- F. SCA TO PROVIDE OPERATOR TO PROVIDE TRACTOR AND DRAG/WATER DURING EVENTS THROUGH THE DAY AVAILABLE TO OPERATE IN THE MAIN ARENA AND OUTSIDE IN PRACTICE ARENA AS NEEDED.**
- G. ALLOW USE OF 24 ENCLOSED STALLS AND AN ADDITIONAL (APPROX) 200 STALLS SET UP IN DESIGNATED AREAS NEAR WATER SOURCES.**
- H. SCA TO PROVIDE AN EXTENSION OF POLY TUBING (300') TO BE CONNECTED TO THE EXTENDED SOUTH STALLS THAT DO NOT HAVE WATER CLOSE WITH A SHUT OFF FITTING.**
- I. SCA TO CHARGE STALL FEES AT \$20 PER NIGHT WHICH SCA WOULD SPLIT THE PROCEEDS WITH ECHSR CLUB.**
- J. SCA TO PROVIDE DESIGNATED TRAILER/RV SPORTS THAT ARE MOWED/LEVELED ENTRANCES**
- K. SCA TO PROVIDE 2-3 LARGE DUMPSTERS AND TRASH CANS TO THE RV AREA. SCA TO PROVIDE 6-8 PORTA TOILETS NEAR ALL AROUND THE BUILDING AND AN ADDITIONAL 4-6 PORTA TOILETS NEAR THE TRAILER/RV AREA.**

***FOR POSSIBLE ACTION***

VP Kerr stated that we had worked with the Elko High School Rodeo Club and they wanted to make a presentation regarding the items requested from the Board.

Emma Borg, Sarah Silva, Member Albisu, Logan Jones and Charlie Wright of the Club provided information to the Board regarding the facility rental, help with the stall panels, proposals for setting up the main arena, covered waivers and liability insurance, RV parking options, and the kitchen concessions.

- A. It was determined that the current PA system is working and available for use for the event. The outside speakers have been located and repaired. The purchase or a

different system was to be considered in a future phase.

Vice Chair Hannum made a motion to accept item A to use the existing PA system. No second was received so the motion died for lack of second.

No action was taken.

- B. It was discussed that the officers and the club would offer assistance for the panel system for the proposed setup of the arena. It was stated that we have the necessary gates for both ends of the arena.

No action was taken.

- C. SCA has removed the grate and filled the area with dirt already.

No action was taken.

- D. There was discussion that an access would need to be cut into the south wall and later replaced by a door as we would need an opening in that area. We are still waiting on pricing for the installation of a door. VP Kerr discussed that the supporting beams were there for a door and just the metal would need to be removed.

Vice Chair Hannum moved/Chair Park seconded to cut an access way temporarily for the event and until door pricing can be obtained. Motion carried (7-0).

- E. Ruby Mountain Sand & Gravel donated approximately 260 yards of material.

No action was taken.

- F. It was determined, due to liability, that volunteers would only be allowed to operate the tractor and not the larger SCA equipment. Dustin Feyder and Cody Jones would be trained on the small tractor only and waivers would be obtained.

Vice Chair Hannum moved/Member Featherston seconded to allow 2 trained individuals to operate the small tractor during the event. Motion carried (7-0)

- G. Currently the covered stalls are cleaned and ready. The HS Rodeo Club has already set up the panels for the additional 200 stalls.

Member Featherston inquired about the safety of the indoor stalls. VP Kerr stated that all safety issues have been fixed. It was asked that the enclosed stalls be saved for special users.

Member Featherston moved/Vice Chair Hannum seconded to approve the use of the 24 covered stalls for \$20 per night. Motion carried (7-0)

Member Featherston moved/Vice Chair Hannum seconded to approve the donation of the 24 enclosed stalls for the HS Rodeo. Motion carried (7-0).

- H. It was determined that there was not enough time to install the poly tubing below ground and that hoses may be an option and to look at tubing at a later date.

Member Featherston moved/Chair Park seconded for SCA to provide poly tubing and fittings for extending the water supply to the southern most stalls. Motion carried (7-0).

- I. Member Popp stated that she was not opposed to donating the proposed split of the stalls to the HS Rodeo club. It was stated that the Rodeo Club volunteered their time to set up the additional 200 stalls.

Member Popp moved/Member Featherston seconded that the HS Rodeo club would receive 100% of the stall rental revenue for the weekend event. Motion carried (5-2-0), Chair Park and Vice-Chair Hannum against.

- J. VP Kerr stated that an area for RV spaces has been created. Member Hannum discussed that there were no hook ups available and there would be only dry camping and they would also not be allowed to set up stalls near their RV.

Shawn Silva stated that trucks and trailers would start coming in on Thursday and they would have 2-3 members there for check-in. President Bahr commented on the need to follow the campground rules and that side-by-sides or other OHV's are not

allowed except for the volunteers.

Member Featherston moved/Member Young seconded to provide RV dry camping sports for the purpose of the EHSRC and the club will provide staff for check-in. Motion carried (7-0).

- K. Currently there is 1 dumpster and 4 porta toilets at the HP. Chair Park proposed that any additional items be required by covered by the Rodeo Club with the funds donated by SCA for the stalls. Aaron Albisu commented that they could get a donation from the companies.

Vice Chair Hannum moved/Member Reed seconded to have the HS Rodeo Club provide additional porta toilets, dumpsters and handwashing stations out of the additional funds SCA donated for the stalls. Motion carried (7-0).

**IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO SET THE PRACTICE SESSION SCHEDULE FOR VARIOUS HORSE PALACE GROUPS FOR THE HORSE PALACE FROM 5PM TO 9PM NIGHTLY FROM OCTOBER TO MARCH INCLUDING ADDING A POSSIBLE DUMMY/SLED PRACTICE NIGHT. FOR POSSIBLE ACTION**

VP Kerr stated that the groups met and decided the following for the nightly practice schedule for the Horse Palace. All practices would run from 6-9pm.

Sunday – Open Riding or Dummy/Sled Practice

Monday – Open Riding

Tuesday – Barrels or Gymkhana

Wednesday – HS Rodeo

Thursday – HS Rodeo

Friday – Open Roping

Saturday – Bring your own steers

No public comment was received.

Chair Park moved/Member Young seconded to approve the practice nights as presented. Motion carried (7-0).

**V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A REQUEST TO WAIVE 3 HOURS PER NIGHT LIGHT FEES FROM OCTOBER 2021 TO MARCH 2022 FOR THE HORSE PALACE PRACTICE SESSIONS. FOR POSSIBLE ACTION**

Chad Steele and Robbin Rowley thanked the Board for approving the light waiver for the past three years.

No public comment was received.

Member Featherston moved/Member Young seconded to waive 3 hours per night light fees from October 2021 to March 2022 for the Horse Palace practice sessions. Motion carried (7-0).

**VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER APPROVING A USAGE AGREEMENT WITH SOUTHWEST GAS WITHIN THE SCA RIGHT OF WAY FROM THE JUNCTION OF LICHT PARKWAY AND NV STATE ROUTE 227 TO THE JUNCTION OF LANDMARK LANE AND NV STATE ROUTE 227 FOR THE INSTALLATION OF GAS MAIN LINES. FOR POSSIBLE ACTION**

Vice Chair Hannum stated that the land is adjacent to the Firehouse Field and the Highway. SW Gas wants to run a service line to service the industrial complex. This project would not serve SCA customers.

Attorney McConnell stated that the proposed usage agreement language was acceptable.

No public comment was received.

Member Featherston moved/Member Young seconded to approve a usage agreement with Southwest Gas within the SCA Right of Way from the junction of Licht Parkway and NV State Route 227 to the junction of Landmark Lane and NV State Route 227 for the installation of gas main lines. Motion carried (7-0).

**VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM H2GO TO EXTEND THE PAYMENT TERMS ON THE SHED FROM FULL PAYMENT IN OCTOBER 2021 TO HALF IN OCTOBER 2022 AND THE FINAL HALF TO OCTOBER 2023.**  
***FOR POSSIBLE ACTION***

Cassandra Chacon was present via phone representing H2GO. They are asking to delay the payment on the shed since the shed was delivered late and they could not use it to make more profit and then be able to put the money made into the shed.

Vice Chair Hannum stated that the shed is not acceptable for a certificate of occupancy for the county and asked what their plan was for commercial permits with the County. He stated that the structural plans need to be submitted to the County and there needs to be insulation, etc to be up to par for County standards.

Vice Chair Hannum will email what work needs to be completed and stated that no work can be done to the shed until there is an arrangement made for payment.

The item was table until the October meeting when Floyd can be present to communicate with the Board.

**VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE NEXT STEPS IN THE CEMETERY PROCESS INCLUDING APPLYING FOR A CONDITIONAL USE PERMIT WITH ELKO COUNTY AND DESIGNATING A REPRESENTATIVE TO REPRESENT SCA AT COUNTY LEVEL.**  
***FOR POSSIBLE ACTION***

The next steps to move forward with the cemetery would include applying for a conditional use permit or zone change with the county and designating a representative for SCA.

Attorney McConnell stated that the Board could designate President Bahr to make decisions moving forward in the process.

No public comment was received.

Member Featherston moved/Chair Park seconded to apply for a conditional use permit or zone change and approve President Bahr to represent SCA at Elko County for the cemetery process. Motion carried (6-1-0), Member Reed against.

**IX. REVIEW, DISCUSSION AND FIRST READING OF POLICY 07-001, BOARD OF DIRECTORS' AND PRESIDENT'S CODE OF CONDUCT IN REGARD TO ETHICS, DIRECTORS' AND PRESIDENT'S ACTIVITIES AND ACCESS TO INFORMATION.**  
***NON-ACTION ITEM***

At the annual review of policy 07-001, changes were proposed in item #3 regarding employees bringing items to the Board rather than the President.

This is the first reading of the revised policy and if there are no changes it will be brought back next month for the second reading and approval.

No public comment was received.

No action was taken.

**X. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE PURCHASE OF SAND FOR THE 2021/2022 WINTER SEASON. *FOR POSSIBLE ACTION***

President Bahr stated that the request was sent to five vendors, and we had 2 responses.

No public comment was received.

Vice Chair Hannum moved/Member Young seconded to approve the purchase of sand for the 2021/2022 winter season from Staker Parsons with delivery at \$18.00 per ton for 1200 tons. Motion carried (7-0)

**XI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE AMERICAN RESCUE PLAN ACT (ARPA) FUNDING REQUEST PRESENTED TO THE ELKO COUNTY COMMISSIONERS. *FOR POSSIBLE ACTION***

President Bahr stated that there will be a formal grant process through the County for the ARPA funds. Currently there are weekly meetings being held to determine the process.

No public comment was received.

Member Featherston moved/Member Young seconded to approve the American Rescue Act (ARPA) funding request and any modifications made to it in the grant process with President Bahr as SCA's representative. Motion carried (7-0).

**XII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A PROPOSAL BY THE UNIVERSITY CENTER FOR ECONOMIC DEVELOPMENT FOR AN UPDATED STRATEGIC PLAN FOR SCA. *FOR POSSIBLE ACTION***

President Bahr stated that SCA is coming to the end of its first strategic plan. There are continued meetings with the County regarding the Master Plan.

Fred Steinmann, UNR, provided a Powerpoint presentation for the overview of the proposed strategic plan including the major tasks that would be performed. He stated that this typically costs \$12000, but UNR is covering funding with COVID funds, so the total cost of the plan would be \$6100. There would be community meetings and surveys as part of the project.

No public comment was received.

Vice Chair Hannum moved/Member Featherston seconded to approve funding for the strategic plan for SCA at \$6100. Motion carried (7-0)

**XIII. COMMITTEE OF ARCHITECTURE  
A. REPORTS**

VP Kerr provided the COA reports.

**NON-ACTION ITEM**

**B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 491 BRENT DR (202-019-008) TO LEGAL COUNSEL FOR FURTHER ACTION OR ANY OTHER ACTION CONSISTENT WITH COA RULES. FOR POSSIBLE ACTION**

VP Kerr stated that there has been no contact from the property owner since May 2021.

No public comment was received.

Member Young moved/Member Featherston seconded to refer the violation at 491 Brent Dr (202-019-008) to legal counsel and uphold the fine. Motion carried (7-0).

**XIV. APPROVAL OF MINUTES: FOR POSSIBLE ACTION  
August 25, 2021 Regular Meeting Minutes**

Vice Chair Hannum moved/Member Reed seconded to approve the minutes from the August 25, 2021 Regular Meeting as presented. Motion carried (7-0).

**XV. ACCEPT AUGUST 2021 ASSESSMENT AND LEGAL RECEIVABLE REPORTS. FOR POSSIBLE ACTION**

Member Young moved/Chair Park seconded to accept the August 2021 Assessment and Legal Receivable Reports. Motion carried (7-0).

**XVI. ACCEPT AUGUST 2021 FINANCIAL REPORTS. FOR POSSIBLE ACTION**

Vice Chair Hannum moved/Member Young seconded to accept the August 2021 Financial Reports. Motion carried (7-0).

**XVII. MEETING SCHEDULE NON-ACTION ITEM**

The next Regular Board of Directors meeting is scheduled for Wednesday, October 27, 2021 at 5:30pm. The meeting may be held telephonically.

**XVIII. 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.

Vice Chair Hannum commented on the cemetery process about whether it is legally possible for us to own it and operate it.

**XIX. ADJOURNMENT**

The meeting adjourned at 8:36 p.m.