



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

Spring Creek Association (“SCA”) Board of Directors  
Wednesday, June 7, 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) via phone, Karl Young (Tract 200) via phone , Chair John Featherston (Tract 400) via phone.

**At-Large Members:** Vice Chair Tom Hannum.

**ABSENT:** Randy Mauldin (Tract 300), Jake Reed & Molly Popp

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

**CORPORATE ATTORNEY:** None

**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.

No public comment was received.

**II. 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 introduced the item and stated that there is an updated scope of work and guaranteed maximum price for the Horse Palace roof, walls, and heat upgrades.

Mike Nordwig, Braemar, provided an overview of the plan to the Board with breakdown pricing of the HVAC/plumbing, rollup doors, roof (exterior & interior), painting, and CMU block installation.

Braemar provided a general timeline on the project to start on June 26, 2023 and be completed September 22, 2023.

There was general discussion on the scheduled event in the HP on July 8, 2023. They stated that they could accommodate the event. Staff will prepare the area by moving the interior dirt and Braemar will be covering all areas of the area and using a vacuum system when working on the beams and roof.

Chair Featherston commented on whether they have talked with Quantum Electric. They have coordinated with them, but there will likely be no overlap.

No public comment was received.

Vice Chair Hannum moved/Chair Featherston seconded approve the proposal for the Horse Palace roof, walls and heat upgrade scope of work and guarantee maximum price of \$1,454,999.00. Motion carried (4-0), Members Mauldin, Popp & Reed absent.

**III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE PURCHASING A USED VEHICLE FOR THE ROADS DEPARTMENT. *FOR POSSIBLE ACTION***

President Bahr introduced the item and spoke on efficiencies and needs of the departments for vehicles. Staff found a 2008 Ford F250 with 118,000 miles for \$6,000 locally. Our mechanic has inspected the vehicle and is aware of its maintenance.

No public comment was received.

Chair Featherston moved/Member Young seconded to approve purchasing a used 2008 Ford F250 for \$6,000 for the Roads Department. Motion carried (4-0), Members Mauldin, Popp & Reed absent.

**IV. 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.

**V. PUBLIC COMMENT**

No public comment was received.

**ACTION SHALL NOT BE TAKEN**

**VI. ADJOURNMENT**

The meeting adjourned at 5:57 p.m.