



## **SPRING CREEK ASSOCIATION ANNUAL PROPERTY OWNER MEETING MINUTES**

Spring Creek Association ("SCA") Board of Directors  
Saturday, June 21, 2025, 12:00 Noon, PST  
Fairway Community Center Meeting Room  
401 Fairway Blvd, Spring Creek, Nevada

**PRESENT:** Vice Chair Tom Hannum (At-Large), Jake Reed (At-Large), Molly Popp (At-Large), Kelly DiLulo (Tract 100).

Newly Elected At-Large Members: Kevin Martindale, Pat Whitson, Karl Young

**ABSENT:** Chair John Featherston (Tract 400), Randy Mauldin (Tract 300), Jody Atkin (Tract 200)

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

**CORPORATE ATTORNEY:** None

**CALL TO ORDER:** Vice Chair Tom Hannum called the meeting to order at 12:01 PM.

### **PLEDGE OF ALLEGIANCE.**

#### **I. PRESENTATION OF THE RESULTS OF THE 2025 AT-LARGE DIRECTION ELECTION. NON-ACTION ITEM**

Per the SCA By-Laws, if only one qualified nomination is made for a vacant position, such nominee shall automatically be deemed and declared elected. President Bahr announced the newly elected At-Large Board of Directors:

Kevin Martindale  
Pat Whitson  
Karl Young

#### **II. PRESENTATION OF THE VOLUNTEER OF THE YEAR AWARD TO MATT MCCARTY. NON-ACTION ITEM**

President Bahr introduced the Volunteer of the Year award recipient, Matt McCarty. Matt is involved extensively in the community and SCA wanted to recognize his efforts. His parents were present to accept the award on his behalf.

#### **III. PRESENTATION AND RECOGNITION OF BOARD MEMBERS TOM HANNUM, MOLLY POPP AND JAKE REED. NON-ACTION ITEM**

President Bahr recognized out-going Board Members Tom Hannum, Molly Pop and Jake Reed. President Bahr provided a highlight of accomplishments that have occurred since they were elected to the Board.

**IV. UPDATE ON THE 2024 SPRING CREEK ASSOCIATION AUDIT REPORT.**

**NON-ACTION ITEM**

Treasurer Austin-Preston provided an update to the property owners that the audit is nearly complete. The full audit report will be heard at the August regular meeting. Further information was provided by President Bahr that SCA is always audited by a 3<sup>rd</sup> party and receives a good audit report yearly.

**V. GENERAL DISCUSSION REGARDING THE SPRING CREEK ASSOCIATION INCLUDING THE GENERAL PLAN, PROJECTS, AND OTHER MATTERS AS MAY BE BROUGHT FORTH BY THE PROPERTY OWNERS.**

**NON-ACTION ITEM**

President Bahr provided a presentation and took general questions from the property owners on some of the following items:

- ♦ History of the HOA
- ♦ Where assessments are spent
  - ♦ Budget
- ♦ Communications
- ♦ Key issues including:
  - ♦ Large Projects Review
    - Splash pad - Marina water quality
  - ♦ Governance Study
  - ♦ Economic Study
  - ♦ Water Study
  - ♦ Secondary Access to Spring Creek
  - ♦ New Weed/Cricket District for Elko County
  - ♦ Fire breaks/Danger
  - ♦ Snow Removal
  - ♦ Programs (Blue Reflector and Neighbor to Neighbor)
  - ♦ Online Reservation System
  - ♦ Roads
  - ♦ Committee of Architecture (“COA”) role
  - ♦ Rules & Policies
  - ♦ Committees
  - ♦ Community Events

**VI. 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.

**VII. ADJOURNMENT**

The meeting adjourned at approximately 2:00 p.m.