



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Board of Directors
Wednesday, March 26, 2025, 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), Jody Atkin (Tract 200), Randy Mauldin (Tract 300), Chair John Featherston (Tract 400) - via phone

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

ABSENT:

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

CORPORATE ATTORNEY: Katie McConnell

CALL TO ORDER: Vice Chair Hannum called the meeting to order in person and telephonically at 5:36 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.

Dan Johnson, Tract 100, encouraged the use of bio control agents for noxious weed control. He also commented regarding the road access on Glen Haven for new developments outside of SCA.

II. PRESENTATION BY SOUTHWEST GAS TO PROVIDE AN UPDATE ON THE SPRING CREEK NATURAL GAS EXPANSION PROJECT. *NON-ACTION ITEM*

Stacy Woodbury, SW Gas, was present to provide an update on the natural gas expansion project in Spring Creek. She provided an updated schedule, by tract, and that their plan is to be fully built out by 2027.

No public comment was received.

No action was taken.

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A PROPOSAL BY FERRON KONAKIS FOR THE SPLASH PAD PUMP STATION DESIGN. *FOR POSSIBLE ACTION*

President Bahr introduced the item stating that Ferron Konakis provided a proposal for the splash pad pump station design.

Ferron Konakis stated that he was originally brought into the project to help with the water reuse issues. He was then asked to provide the pump values and suggested pump types.

No public comment was received.

Member Popp amended/Member Atkin seconded to approve the proposal by Ferron Konakis for the Splash Pad pump station design. Motion carried (7-0).

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE AN AGREEMENT WITH SADIE SCHICK FOR THE HORSE PALACE PROMOTER. *FOR POSSIBLE ACTION*

President Bahr introduced the item stating that a draft agreement with Sadie Schick that is incentive and commission based for a Horse Palace Promoter. There was discussion regarding the tier structure, how donations of the facility would be handled in the calculations and that a yearly update should be provided.

No public comment was received.

Member DiLulo moved/Member Reed seconded to approve an agreement with Sadie Schick for the Horse Palace Promoter as presented.

Member DiLulo amended the motion/Member Reed seconded to approve an agreement with Sadie Schick for the Horse Palace Promoter with an addendum to handled commission levels when there are donations. Motion carried (7-0).

V. REVIEW AND DISCUSSION WITH BOARDWALK LLC TO REVIEW THE 2024 SEASON AND PLANS FOR THE 2025 SEASON AT THE MARINA. *FOR POSSIBLE ACTION*

Willie and Garrett Church were present to provide a review for Boardwalk LLC for 2024 and plans for 2025.

They stated that it was an overall successful season with no major safety issues at the facility. There was discussion regarding various confrontation situations with users and have worked with President Bahr and staff for a plan going forward.

They stated that there were no new items planned for 2025, but they would continue their events such as the 4th of July and end of year concert.

No public comment was received.

No action was taken.

VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A NOTICE OF DEFAULT OF THE CONCESSIONAIRE AGREEMENT FOR THE KLUB AT SPRING CREEK.
FOR POSSIBLE ACTION

President Bahr introduced the item document the consistent late payment issues by the Klub. The rent and utility checks for March were received on March 26th.

Jason Schroeder was present and stated that the slow winter months put them behind and running in the red. He stated that business has picked up over the past several weeks and the opening of the golf course will help as well.

There were also discussions on the cleanliness of the facility, including all bathrooms. It was clarified that SCA staff will be inspecting the kitchen/bar area weekly going forward and their Klub staff will be required to check the work of others. Mr. Schroeder commented on issues with the dishwasher, which staff stated had been resolved.

Attorney McConnell provided clarification that a default notice could be served if the rent payment is 3 days past the due date. The rent is due on the 1st of the month, and they have until the 5th of the month to pay prior to the late fee being imposed.

No public comment was received.

No action was taken.

VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO DRAFT A LETTER IN SUPPORT OR OPPOSITION OF ASSEMBLY BILL 81 (AB81) EXEMPTING NEVADA FROM DAYLIGHT SAVINGS TIME.
FOR POSSIBLE ACTION

President Bahr introduced the item stating that there is a bill in the NV Assembly proposing to exempt Nevada from Daylight Savings Time. Elko City and County have sent letters of opposition for Assembly Bill 81 (AB81) citing concerns such as the economic impact on businesses, specifically golf courses, outdoor recreation, public safety, transportation, and effects on well-being. There was general Board discussion regarding sending a letter in opposition of AB81.

Dan Johnson, Tract 100, stated that he was in favor of keeping daylight savings time and strongly opposed to AB81.

Member Atkin moved/Member DiLulo seconded to review and discuss to draft a letter in support or opposition of Assembly Bill 81 (AB81) exempting Nevada from Daylight Savings time.

Member Atkin amended/Member DiLulo seconded to direct staff to draft a letter in opposition of Assembly Bill 81 (AB81) exempting Nevada from Daylight Savings time. Motion carried (7-0).

VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER APPROVING PROPOSALS FOR THE PURCHASE AND INSTALLATION OF NEW CAMERAS AT AMENITY LOCATIONS. FOR POSSIBLE ACTION

President Bahr introduced the item that we had received a proposal from Major League Audio for the purchase and installation of cameras at amenity locations.

Carlos Cortez was present and provided background on the camera system and outlined the camera plan at each amenity.

Public Comment:

Elex Vavrick, Tract 100, commented regarding the considerations of county ordinances regarding lighting and privacy issues.

Member Reed moved/Member DiLulo seconded approve the purchase from the Capital Reserve, not to exceed \$86,000, for new cameras and installation from Major League Audio. Motion carried (7-0).

IX. COMMITTEE OF ARCHITECTURE

A. COA REPORTS

NON-ACTION ITEM

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

B. VIOLATIONS – CONSENT AGENDA

FOR POSSIBLE ACTION

Items may be taken individually for consideration or may be taken as a group by the Board of Directors

- 1. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 211 GREENCREST DR (101A-001-044) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

Secretary Duncan stated that the property is in compliance and recommends dismissing the violations.

No public comment was received.

Member Atkin moved/Member DiLulo seconded to dismiss the violations at 211 Greencrest Dr (101A-001-044). Motion carried (6-0), Chair Featherston absent.

- 2. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 615 HAYLAND DR (202-009-040) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

Secretary Duncan stated that the property has been in violation since December 2024 and recommends referral to legal.

No public comment was received.

Member DiLulo moved/Member Atkin seconded to refer the property at 615 Hayland Dr (202-009-040) to legal counsel and uphold the fine. Motion carried (6-0), Chair Featherston absent.

- X. APPROVAL OF MINUTES: FOR POSSIBLE ACTION**
A. February 26, 2025, Regular Meeting Minutes
Member Atkin moved/Member Popp seconded to approve the February 26, 2025, Regular Meeting Minutes as presented. Motion carried (6-0), Chair Featherston absent.
- XI. ACCEPT FEBRUARY 2025 ASSESSMENT AND LEGAL RECEIVABLE REPORTS. FOR POSSIBLE ACTION**
Treasurer Austin-Preston provided general comments on the report.
Member Reed moved/Member DiLulo seconded to accept the February 2025 Assessment and Legal Receivable reports as presented. Motion carried (6-0), Chair Featherston absent.
- XII. ACCEPT FEBRUARY 2025 FINANCIAL REPORTS. FOR POSSIBLE ACTION**
President Bahr and Treasurer Austin-Preston provided general updates.
Member Popp moved/Member Atkin seconded to accept the February 2025 financial reports as presented. Motion carried (6-0), Chair Featherston absent.
- XIII. MEETING SCHEDULE NON-ACTION ITEM**
The next Regular Board of Directors meeting is scheduled for Wednesday, April 23, 2025, at 5:30pm. The meetings may be held telephonically.
The Governance Study Community Meeting is scheduled for Wednesday, April 30, 2025, at the Spring Creek High School.
- XIV. PUBLIC COMMENT ACTION SHALL NOT BE TAKEN**
No public comment was received.

ADJOURNMENT

The meeting adjourned at 7:31 p.m.