



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

Spring Creek Association ("SCA") Board of Directors  
Wednesday, August 28, 2024, 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) via phone, Chair John Featherston (Tract 400)

**At-Large Members:** Molly Popp

**ABSENT:** Vice Chair Tom Hannum (Entered at 5:33pm) and Jake Reed

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

**CORPORATE ATTORNEY:** Katie 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.

No public comment was received

**II. ELECTION OF BOARD POSITIONS FOR THE JULY 2024-JUNE 2025 TERM:**

**A. Acceptance of nominations and election of a Director to serve as the Chairperson of the Board of Directors.**

Member DiLulo nominated John Featherston as Chairperson. Member Popp seconded. Motion carried (6-0), Member Reed absent.

**B. Acceptance of nominations and election of a Director to serve as the Vice-Chairperson of the Board of Directors. *FOR POSSIBLE ACTION***

Member Popp nominated Tom Hannum as Vice Chairperson. Member Atkin seconded. Motion carried (5-1), Vice Chair Hannum against, Member Reed absent.

**III. DISCUSSION AND POSSIBLE ACTION TO APPROVE SIGNATURE AUTHORITY TO THE ELECTED 2024-2025 CHAIRPERSON AND VICE-CHAIRPERSON AND TO REMOVE SIGNATURE AUTHORITY FOR THE 2023-2024 CHAIRPERSON AND VICE-CHAIRPERSON FOR SCA ACCOUNTS AT NEVADA STATE BANK, MORGAN STANLEY/SMITH BARNEY, ELKO FEDERAL CREDIT UNION AND US BANK.**

***FOR POSSIBLE ACTION***

No action was taken on the item as the Chair and Vice Chair remain the same as the previous year.

**IV. REVIEW, DISCUSSION AND GENERAL UPDATE REGARDING SPRING CREEK ASSOCIATION ROADS. *NON-ACTION ITEM***

President Bahr provided general information regarding the roads. Vice Chair Hannum spoke about the road preservation plan and how the roads were graded by coring each road. This provided information on the condition of each road and help formulate the plan of which roads should be repaired sooner.

Public Comment:

Richard Witt, Tract 400, commented on the damages caused by utility work on the edges. President Bahr provided clarification on the pre and post inspections for right of way work and that the contractors are required to repair the damages.

Julianna Greener commented on a water release valve that was never repaired. President Bahr provided information to report those items on the SCA website.

Jim Connelly, Tract 400, commented on the contractor new builds are tearing up the roads as well. President Bahr commented that we have been working with the County regarding holding the certificate of occupancy so that those items can be repaired.

No action was taken.

**V. REVIEW AND GENERAL DISCUSSION REGARDING AN ELKO COUNTY ZONING CHANGE APPLICATIONS BY MODERN LAND AND DEVELOPMENT FOR APN'S 006-510-019 (PARCEL IS ADJACENT TO SCA CAMPGROUND), 006-520-065 AND 006-510-013. (PARCELS ARE ADJACENT TO THE 400 TRACT NEAR WOLF CREEK DRIVE).**

***NON-ACTION ITEM***

President Bahr introduced the item that Modern Land & Development were the agent requesting zone changes for APN 006-510-019 and 006-520-065 and 006-510-013 are specifically near the campground and the 400 Tract. This item was put onto the agenda to hear from SCA residents.

Mike and Mitch Shanks were present from Modern Land & Development on behalf of the owner of the parcels. They are requesting a zone change from Open Space to AG Rec. The owner of the property would like to explore the possibility of putting in a ski area on the parcel near the campground. The other parcels they would eventually like to break into 5 acre minimum parcels after the initial 40 acre parcels have their zoning change. The owner of the parcels is Peter Chrisodoulo with Ruby Mountain Ranch Holdings, LLC.

Public Comment:

Jennifer Spencer, Tract 400, commented on SCA's knowledge and involvement and commented on open meeting law procedures. She stated that an easement near her had been widened. It was explained that that was part of a trail grant and had nothing to do with the project for rezoning.

She commented that Modern Land has the same attorney as SCA. Attorney McConnell clarified that she is the registered agent for Modern Land, but not their attorney and does not serve as the attorney for the owner of the property. She reiterated that McConnell Law would represent SCA without conflict.

Ms Spencer provided information about the future Planning Commission meetings and encouraged people to contact them and the County Commission.

There were additional questions to Modern Land Development regarding water usage, whether water rights are owned, water septic systems, ingress and egress from the 400 Tract, whether there is a road study to be performed, whether there would be an HOA, whether there would be an environmental impact study. Modern Land stated that those items are unknown at this time as the first step is to request the zoning change.

Scott Wilkinson, Tract 400, complimented on the condition of SCA and stated that the Board should use their legal counsel to fight the proposed zone change and fight for additional funding for road maintenance. He stated that there needed to be deed restrictions for road maintenance and any new development should be forced to form an association. He commented that it should be a condition of the rezone. He also commented on whether the development would use Great Basin Water. It was discussed that they would not use GBW.

Sharon Lapark, Tract 400, commented that she lived on the road that would be used for access for the new development. It was clarified by President Bahr that SCA cannot stop the rezoning and that the roads are public roads, but SCA can state that we would not maintain additional roads.

John George, Tract 400, asked the Board to advocate for SCA residents and stated that one of the roads ends prior to the fence line. It was clarified that the right of way extends to the property line. He commented that people are coming in to make money off of SCA with things like a ski area and it would increase water usage in the valley. He asked the Board to consider the majority of the comments in the meeting.

Mitch Shanks commented on water rights and he is an advocate of diverse recreation and would advocate for additional recreation.

Hannah, Tract 400, commented on the increased traffic and the affect on wildlife. It was clarified they would have to do a traffic study and speak with NDOW regarding the wildlife. She commented that people should sign a petition to block the rezoning.

Julie Gabrielson, Tract 400, complimented the improvements throughout SCA and encouraged the landowner to pursue a conservation district.

Sharon, Tract 400, stated that the projects would decrease property values in SCA because of traffic and a ski resort.

Mr. Shanks commented that they are more than willing to charge a monthly fee for the usage of the roads. The roads would be constructed with a minimum of a chip seal surface. He also stated that property values near a ski resort have always increased. There was further discussion on property values increasing and causing increased taxes to residents.

Richard Witt, Tract 400, commented on the current water restrictions in effect by GBW and there would be an increased impact on schools and other social services.

Russ Kinsman, Tract 100, is in favor of recreation and the cost of water always increases. He commented that the SCA shooting range is right next to the lot and the residents there would not like to have a range next to it.

Jenny Kinsman, Tract 100, commented on the need for a secondary access from Spring Creek with the additional population. She commented that there are a lot of unanswered questions for the projects.

Property Owner, Pemberton Drive, commented that ski town populations grow exponentially in winter and it would cause additional traffic and stress.

Dea Milton, Tract 100, was in support of the project and we should not limit access to the Rubies. She commented that the subdivisions should pay fees to use SCA roads.

Holland, Tract 400, was against the project and is now indifferent and offered there may be ways to mitigate changes from current views by hiding the lifts.

Reggie Greener, commented that where the resort is proposed would affect their view.

Tom Connelly, Tract 400, asked what would be built on the lots and how would current hotel and eating venues service additional people.

Mr. Shanks commented that the owner of the property does not want to invest a lot of money prior to a zone change being completed. The original phase would be to break the large parcel into 40 acres parcels and to 5 acres in the future.

Member Mauldin commented that the road impact is between 23 and 180 possible lots. He commented that a ski area may not be feasible with the type of snow in the area. Member DiLulo commented on the alternate route need for any additional subdivisions. Member Popp

commented in general on the history of SCA development and progress. She commented that her business was denied a zone change because the plan was unclear at the time. We have been given as much information as is available at this time and they should help residents understand the plan. The Board should continue to advocate for SCA roads with Elko County.

No action was taken.

**VI. REVIEW AND GENERAL DISCUSSION REGARDING AN ELKO COUNTY ZONING CHANGE APPLICATION BY VENTURES MTG, LLC FOR APN 006-520-011 (PARCEL IS ALONG LAMOILLE HWY ADJACENT TO THE 100 TRACT NEAR FRISCO DRIVE). NON-ACTION ITEM**

President Bahr introduced the item the APN 006-520-011 is adjacent to the 100 Tract near Frisco Drive.

Dusty Shipp, Braemar, was present. He commented generally on how development works and many of the previous comments were premature without the amount of research that will need to be completed. Developments go through public comments, zone changes and market changes. If the rezoning is approved, and SCA roads are used as access, there will be an agreement with SCA to maintain access through SCA roads.

No public comment was received.

No action was taken.

**VII. REVIEW AND PRESENTATION BY TINA PERCHETTI, LP INSURANCE, REGARDING REGIONAL MARKET INSURANCE UPDATES. NON-ACTION ITEM**

President Bahr introduced the item she requested Tina Perchetti, LP Insurance, to speak to the Board regarding insurance rates and the issues we have heard regarding renewals. During the strategic plan process, there was an additional study done by UNR regarding the fire dangers in the areas.

Ms. Perchetti commented on the difficulty of insurance at this time including increasing costs that affects residential and commercial customers. She stated that Florida and California have had companies leave those markets causing the costs to increase and the ability to find coverage very difficult. She also stated many insurance companies are not accepting new business. She commented on the staggering losses that insurance companies have covered from the more frequent and severe climate issues.

She commented that property owners need to be diligent with their current insurance work with their current agent, make sure the premiums are paid, provide renewal information as soon as you can, to keep their property cleaned up, minimize your own losses, and that coverage quotes will take a minimum of 30 days to find coverage.

There was general comment on whether government intervention could be expected. Insurance commissioners have gotten involved in states to help with the issue.

Public Comment:

Dea Mitton, Tract 101, commented that the fire chief is willing to write letters to insurance agencies to help them not drop their coverage.

No action was taken.

**VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM GARY MANN FOR A 10% DISCOUNT ON ASSOCIATION DUES FOR VETERANS. FOR POSSIBLE ACTION**

Gary Mann put in a request for the Board to consider giving Veterans a 10% discount on Association Dues to help the area Veterans.

Attorney McConnell clarified that under the DOR's, it would not be allowed to give a discount on assessments as SCA has to treat each member of the Association equally. She also commented that the Board has a fiduciary duty to the members.

There was general discussion on non-profits or a community fund could be created to help with member assessments.

Public Comment:

Tracy, Tract 200, commented on discounts provided for Veterans.

Chair Featherston moved/Vice Chair Hannum seconded to deny the request from Gary Mann for a 10% discount on Association dues for Veterans given the structure of SCA rules that we must adhere to. Motion carried (5-0-1), Member Mauldin abstained, Member Reed absent.

**IX. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM ROBBIN ROWLEY TO DONATE 3 HOURS OF LIGHTS FOR THEIR SATURDAY NIGHT PRACTICE NIGHT AT THE HORSE PALACE FROM NOVEMBER 12, 2024 THROUGH MARCH 29, 2025. FOR POSSIBLE ACTION**

President Bahr introduced the item that they are requesting to waive the light fees at the Horse Palace for their practice nights.

Chad & Katie Steele were present on behalf of Robbin Rowley. They stated that she is requesting lights for their Saturday night practice.

President Bahr provided commented on putting a system in place for the lights to have an auto shut off system.

No public comment was received.

Vice Chair Hannum moved/Member Popp seconded to approve a request from Robbin Rowley to donate 3 hours of lights for their Saturday night practice at the Horse Palace from November 12, 2024 through March 29, 2025. Motion carried (6-0), Member Reed absent.

**X. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM STEELE PRODUCTIONS TO DONATE 3 HOURS OF LIGHTS FOR THEIR FRIDAY NIGHT PRACTICE NIGHT AND ONE ADDITIONAL SLED/DUMMY NIGHT FROM OCTOBER 2024 THROUGH MARCH 2025. FOR POSSIBLE ACTION**

Chad & Katie Steele were present and requesting 3 hours of lights for their Friday night practice night and one additional sled/dummy night from October 2024 through March 2025.

They had kids from their Ruby Mountain Junior Rodeo Series present to thank the Board for

donating to their event.

No public comment was received.

Vice Chair Hannum moved/Member Atkin seconded to approve the request from Steele Productions to donate 3 hours of lights for their Friday night practice night and one additional sled/dummy night from October 2024 through March 2025. Motion carried (6-0), Member Reed absent.

**XI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE SECOND READING OF THE FACILITY DONATION POLICY AND APPLICATION. FOR POSSIBLE ACTION**

President Bahr introduced the item that it was the second reading of the Facility Donation Policy and Application. No changes have been made since the approval of the first reading.

No public comment was received.

Vice Chair Hannum moved/Member DiLulo seconded to approve the second reading of the Facility Donation Policy and Application. Motion carried (6-0), Member Reed absent.

**XII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO PROCEED WITH A REQUEST FOR PROPOSALS FOR THE SPRING CREEK ASSOCIATION GOLF PROFESSIONAL. FOR POSSIBLE ACTION**

President Bahr introduced the item stating that Andrew Collins had given his 90 day notice to end his contract for the Golf Professional. A request for proposal was provided in the packet for the Board to review and start the transition process.

Andrew Collins was present and thanked the Board, staff, Superintendent and players. He commented that he could get in touch with the Rocky Mountain PGA section to have them post the request for proposal.

No public comment was received.

Vice Chair Hannum moved/Member Atkin seconded to move forward with the request for proposals for the Spring Creek Association Golf Professional. Motion carried (6-0), Member Reed absent.

**XIII. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE ANNUAL REVIEW OF POLICY 16-001, CONFLICT OF INTEREST. FOR POSSIBLE ACTION**

Attorney McConnell provided background that the Conflict of Interest Policy, 16-001, is reviewed annually. No changes have been made to the policy.

No public comment was received.

Member Popp moved/Member DiLulo seconded to approve the annual review of Policy 16-001, Conflict of Interest. Motion carried (6-0), Member Reed absent.

**XIV. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE ANNUAL REVIEW 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. FOR POSSIBLE ACTION**

Attorney McConnell provided background that Policy 07-001 Is reviewed annually. No changes have been made to the policy.

No public comment was received.

Vice Chair Hannum moved/Member DiLulo seconded to approve the annual review 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. Motion carried (6-0), Member Reed absent.

## **XV. COMMITTEE OF ARCHITECTURE**

### **A. COA REPORTS**

### **NON-ACTION ITEM**

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

### **B. COA APPEAL HEARING: APPEAL OF A COA DECISION DENYING A VARIANCE FOR THE PEAK OF THE SHOP TO BE AT 22' 10 3/8" INSTEAD OF 20' AT 496 BRENT DRIVE (202-020-004). *FOR POSSIBLE ACTION***

Attorney McConnell provided clarification that we had talked to Roper and there was little to no change for engineering, but there would be material changes to accommodate an oversized RV.

No public comment was received.

Vice Chair Hannum moved/Member Atkin seconded to remand the COA decision at 496 Brent Drive (202-020-004) back to the COA. Motion carried (6-0), Member Reed absent.

### **C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 151 ARROYO VISTA DR (301-007-009) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. *FOR POSSIBLE ACTION***

Secretary Duncan stated that the property has been in violation since August 2023 and there has been no contact.

No public comment was received.

Member DiLulo moved/Member Atkin seconded to refer the violations at 151 Arroyo Vista Dr (301-007-009) to legal counsel and uphold the fine. Motion carried (6-0), Member Reed absent.

### **D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 241 BROOKLAWN DR (106C-001-028) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. *FOR POSSIBLE ACTION***

Secretary Duncan stated that the property has been in violations since May 2024 and there has been no contact.

No public comment was received.

Member DiLulo moved/Member Atkin seconded to refer the violations at 241 Brooklawn Dr (106C-001-028) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Reed absent.



**E. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 254 GLENVISTA DR (102-014-038) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that the property has been in violation since May 2024 and there had been no contact.

Dave Lovelace was present and asked what the violation was on his property. It was clarified that it is the roofing on the shed. He could provide pictures or review prior to the September meeting.

Chair Featherston moved/Vice Chair Hannum seconded to table the violations at 254 Glenvista Dr (102-014-038) until the September meeting. Motion carried (6-0), Member Reed absent.

**F. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 262 GLENVISTA DR (102-014-037) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that the property has been in violation since May 2024 and there has been no contact.

No public comment was received.

Vice Chair Hannum moved/Member Popp seconded to refer the violations at 262 Glenvista Dr (102-014-037) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Reed absent.

**G. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 437 TRECARTES AVE (202-028-009) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that the property has been in violation since March 2024. The item was tabled until the August meeting and the property owner cleared 2 of the violations, but did not finish the shingles on the shed.

No public comment was received.

Member DiLulo moved/Vice Chair Hannum seconded to refer the violations at 437 Trescartes Ave (202-028-009) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Reed absent.

**H. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 438 SPRING VALLEY PKWY (202-031-005) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that the property has been in violation since April 2024 and there has been no contact.

No public comment was received.

Member DiLulo moved/Vice Chair Hannum seconded to refer the violations at 438 Spring Valley Pkwy (202-031-005) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Reed absent.

**I. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 467 WESTCLIFF DR (201-007-025) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that the property has been in violation since March 2024. The violations have been resolved and recommends dismissing.

No public comment was received.

Member DiLulo moved/Member Atkin seconded to dismiss the violations at 467 Westcliff Dr (201-007-025). Motion carried (6-0), Member Reed absent.

**J. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 549 ASHCROFT DR (103-006-014) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that the property has been in violation since August 2023. The item was tabled and they have been emailing regarding their progress but the sheds remain.

No public comment was received.

Member Atkin moved/Vice Chair Hannum seconded to refer the violations at 549 Ashcroft Dr (103-006-014) to legal counsel for further action and uphold the fine. Motion failed (2-4), Members Featherston, Popp, DiLulo and Mauldin against.

Member Popp moved/Member Atkin seconded to table the violations at 549 Ashcroft Dr (103-006-014) until the next meeting. Motion carried (6-0), Member Reed absent.

**K. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 598 BUFFSIDE DR (201-004-040) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that the property has been in violation since March 2024. They are close to completing the violations, requesting to table until the next meeting.

No public comment was received.

Member Popp moved/Member DiLulo seconded to table the violations at 598 Buffside Dr (201-004-040) until the next meeting. Motion carried (6-0), Member Reed absent.

**L. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 622 SPRING VALLEY PKWY (202-009-055) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that the property has been in violation since April 2024 and

there has been no contact.

No public comment was received.

Member DiLulo moved/Member Atkin seconded to refer the violations at 622 Spring Valley Pkwy (202-009-005) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Reed absent.

**M. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 628 SPRING VALLEY PKWY (202-009-056) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. FOR POSSIBLE ACTION**

Secretary Duncan stated that the property has been in violation since April 2024 and there has been no contact.

No public comment was received.

Member Atkin moved/Member DiLulo seconded to refer the violations at 628 Spring Valley Pkwy (202-009-056) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Reed absent.

**N. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 664 SPRING VALLEY PKWY (202-009-062) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. FOR POSSIBLE ACTION**

Secretary Duncan stated that the property has been in violation since April 2024 and there has been no contact.

No public comment was received.

Member Atkin moved/Member Popp seconded to refer the violations at 664 Spring Valley Pkwy (202-009-062) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Reed absent.

**O. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 774 SPRING VALLEY PKWY (202-009-087) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. FOR POSSIBLE ACTION**

Secretary Duncan stated that the property has been in violations since April 2024 and there has been no contact.

No public comment was received.

Member DiLulo moved/Member Atkin seconded to refer the violations at 774 Spring Valley Pkwy (202-009-087) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Reed absent.

**XVI. APPROVAL OF MINUTES:**

**FOR POSSIBLE ACTION**

**A. July 24, 2024, Regular Meeting Minutes**

Vice Chair Hannum moved/Member DiLulo seconded to approve the July 24, 2024, Regular Meeting Minutes as presented. Motion carried (5-0-1), Member Atkin abstained, Member Reed absent.

**XVII. ACCEPT JULY ASSESSMENT AND LEGAL RECEIVABLE REPORTS. FOR POSSIBLE ACTION**

Treasurer Austin-Preston provided general comment on the report.

Vice Chair Hannum moved/Member DiLulo seconded to accept the July 2024 Assessment and Legal Receivable reports as presented. Motion carried (6-0), Member Reed absent.

**XVIII. ACCEPT JULY 2024 FINANCIAL REPORTS. FOR POSSIBLE ACTION**

Treasurer Austin-Preston and President Bahr provided general updates.

Vice Chair Hannum moved/Member Popp seconded to accept the July 2024 financial reports as presented. Motion carried (6-0), Member Reed absent.

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

The next Regular Board of Directors meeting is scheduled for Wednesday, September 25 2024, at 5:30pm. The meetings may be held telephonically.

**XX. PUBLIC COMMENT ACTION SHALL NOT BE TAKEN**

No public comment was received.

**ADJOURNMENT**

The meeting adjourned at 9:59 p.m.