



**SPRING CREEK ASSOCIATION  
BOARD OF DIRECTORS  
REGULAR MEETING NOTICE**

The Spring Creek Association Board of Directors will hold their Regular Meeting Wednesday, January 22, 2025 at the Spring Creek Association Office, 401 Fairway Blvd, Spring Creek, NV beginning at 5:30 p.m. (PST). There may be a quorum of the Committee of Architecture present at the meeting.

Attached with this Notice is the Agenda for said meeting of the Board of Directors.

This notice is to be posted at the following places no later than January 16, 2025:

**SCA Office-[www.springcreeknv.org](http://www.springcreeknv.org)  
Ridley's Market Community Board  
SCA Horse Palace  
Country Club Shell**

**THE SPRING CREEK ASSOCIATION REGULAR BOARD MEETING FOR JANUARY 22, 2025 WILL BE AVAILABLE VIA ZOOM. THE PUBLIC CAN PARTICIPATE IN THE VIRTUAL MEETING ON A COMPUTER, LAPTOP, TABLET OR SMARTPHONE. THE REGULAR BOARD MEETING ROOM WILL BE ACCESSIBLE TO THE PUBLIC FOR THIS MEETING.**

**The meeting can be accessed by phone by calling:**

**Number: 1-669-900-6833, Meeting ID: 875 2182 9787 Passcode: 078804**

**1-346-248-7799**

**1-253-215-8782**

**1-312-626-6799**

**Or by submitting an e-mail to: [scatreas@springcreeknv.org](mailto:scatreas@springcreeknv.org) by January 16, 2025.**

**NOTICE TO PERSONS WITH DISABILITIES**

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify Spring Creek Association in writing at 401 Fairway Blvd, Spring Creek, Nevada 89815 or by calling (775) 753-6295 at least 48 hours prior to the scheduled meeting.

Kristine Austin-Preston  
Corporate Secretary/Treasurer  
January 15, 2025

**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS  
REGULAR MEETING  
WEDNESDAY, JANUARY 22, 2025 AT 5:30 P.M., P.S.T.  
AT THE SPRING CREEK ASSOCIATION OFFICE  
401 FAIRWAY BLVD, SPRING CREEK, NEVADA  
AGENDA**

**Board of Directors**

**Tract**

**Kelly DiLulo-(100), Jody Atkin - (200)**

**Randy Mauldin-(300), John Featherston- Chairperson-(400)**

**At-Large**

**Tom Hannum – Vice Chairperson, Molly Popp, Jake Reed**

**CALL TO ORDER**

**ROLL CALL**

**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.
- II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO RATIFY FILING A PETITION FOR LEAVE TO INTERVENE IN THE GREAT BASIN WATER COMPANY RATE CASE WITH THE PUCN.** ***FOR POSSIBLE ACTION***
- III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A DECREASED FACILITY RENTAL RATE FOR THE HORSE PALACE FOR FERAL PRODUCTIONS BARREL RACING FOR EVENTS HELD IN 2025.** ***FOR POSSIBLE ACTION***
- IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A DECREASED FACILITY RENTAL RATE FOR THE HORSE PALACE FOR OPTIMIZE YOU ATHLETICS LLC FOR A YOUTH SOFTBALL CAMP.** ***FOR POSSIBLE ACTION***
- V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE AN 10-FOOT-WIDE EASEMENT FROM THE CENTERLINE OF THE TO BE INSTALLED POWER INFRASTRUCTURE ON APN 048-012-010, 176 SPRINGFIELD PARKWAY, FOR THE SCHUCKMANN'S POWER INSTALLATION – PROJECT # 3012469568 AND THE LINE EXTENSION AGREEMENT COSTS.** ***FOR POSSIBLE ACTION***

- VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER AMENDING THE GOLF COURSE CREDIT CARD CONVENIENCE FEE. *FOR POSSIBLE ACTION***
- VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER AMENDING THE DATE FOR THE ANNUAL PROPERTY OWNER'S MEETING. *FOR POSSIBLE ACTION***
- VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER ALLOCATING THE 2024 CARRY-FORWARD FUNDS. *FOR POSSIBLE ACTION***
- IX. COMMITTEE OF ARCHITECTURE**
- A. COA REPORTS *NON-ACTION ITEM***
- 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 228 ASHFORD DR (109-004-003) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
  - 2. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 229 VIEWCREST DR (101-008-028) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
  - 3. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 563 BRENT DR (202-018-088) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
  - 4. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 611 SPRING VALLEY PKWY (202-003-078) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
  - 5. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 661 PALACE PKWY (403-025-013) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
  - 6. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 748 WESTCOTT DR (401-011-021) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
  - 7. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 867 PALACE PKWY (403-016-018) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
- X. APPROVAL OF MINUTES: *FOR POSSIBLE ACTION***  
**A. December 11, 2024, Regular Meeting Minutes**
- XI. ACCEPT DECEMBER 2024 ASSESSMENT AND LEGAL RECEIVABLE REPORTS. *FOR POSSIBLE ACTION***
- XII. ACCEPT DECEMBER 2024 FINANCIAL REPORTS. *FOR POSSIBLE ACTION***
- XIII. MEETING SCHEDULE**  
The next Board of Directors meeting is scheduled for February 26, 2025, at 5:30pm.

**XIV. 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.

**XV. ADJOURNMENT**

**NOTICE TO PERSONS WITH DISABILITIES**

Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the Board of Directors in writing at: 401 Fairway Blvd; Spring Creek, NV 89815, e-mail [scatreas@springcreeknv.org](mailto:scatreas@springcreeknv.org), or by calling (775) 753-6295.


Declaration of Posting of  
Spring Creek Association  
Board of Director's Meeting Agenda

I, the undersigned do hereby state and return that I received a copy of the Spring Creek Association Board of Director's Regular Meeting Agenda for the January 22, 2025 meeting, a true copy of which is attached hereto, and that I posted a copy of the Agenda at the following public places in County of Elko, State of Nevada as follows:

1. Spring Creek Association Administrative Offices, 401 Fairway Blvd,  
Spring Creek, NV 89815  
Date: 1-16-25 Time: 8:50am
2. Ridley's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815  
Date: 1-16-25 Time: 8:30am
3. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV  
89815  
Date: 1-16-25 Time: 8:40am
4. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815  
Date: 1-16-25 Time: 8:10am

I declare under penalty of perjury that the foregoing is true and correct.

DATED this 16 day of Jan, 2025.

By   
Name: Rachael Aubrey Pichon  
Title: Coop Sec/Treas