



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Board of Directors
Wednesday, September 24, 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: Chair Kelly DiLulo (Tract 100), Jody Atkin (Tract 200), Vice Chair Randy Mauldin (Tract 300) John Featherston (Tract 400)

At-Large Members: Kevin Martindale (via phone) & Karl Young

ABSENT: John Featherston (Tract 400), Pat Whitson

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

CORPORATE ATTORNEY: Katie McConnell

CALL TO ORDER: Chair Kelly DiLulo 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.

Jim Carragher, Tract 100, commented on the continued issue that deer create in SCA by providing a letter he wrote in 2012 to the Board. It was clarified that a committee has been formed, deer complaints can be tracked on our website, and there will be a review of the program at the October meeting.

II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER AN INTENT TO TERMINATE THE CONCESSIONAIRE AGREEMENT FOR THE GOLF COURSE RESTAURANT AND BAR FROM OGI ON THE GREEN.

FOR POSSIBLE ACTION

President Bahr introduced that Ogi on the Green is intending to terminate their concessionaire agreement for the golf course restaurant and bar.

Attorney McConnell clarified that their current agreement goes through the end of November, but if a replacement was found the Board could authorize the termination prior to the end of the term of the agreement.

No public comment was received.

Member Young moved/Member Atkin seconded to terminate the agreement with Ogi on the Green for concessionaire services for the Golf Course restaurant and bar on November 30 with no extension or earlier if a satisfactory replacement is found. Motion carried (5-0), Members Featherston and Whitson absent.

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A PROPOSAL FROM EXTRA NINE LLC TO PROVIDE CONCESSIONAIRE SERVICES AT THE GOLF COURSE RESTAURANT AND BAR.

FOR POSSIBLE ACTION

President Bahr introduced the item that considering the current concessionaire's intent to cancel, staff reached out to fill the vacancy.

Casey Dack, Extra Nine LLC, commented that they had previously put in a proposal for the concessionaire services for the golf course. She stated that this is the slow season for the facility and would propose partnering through the winter months with options such as paying for just the utilities and then coming to new terms for the agreement when golf season opens. She stated that they have completed their application for a liquor license and would be ready to begin at the end of October.

There was general discussion regarding inventory of items that are in the kitchen and it was discussed that SCA staff would negotiate for those items.

It was discussed that another option would be to consider a percentage of sales for the rent amount.

No public comment was received.

Member DiLulo moved/Member Atkin seconded to approve staff to negotiate an agreement through November 2026 with payment of utilities only for 3 months to be reviewed at the

January 2026 meeting. Motion carried (5-0), Members Featherston and Whitson absent.

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A DONATION REQUEST FROM THE ELKO COUNTY HIGH SCHOOL RODEO FOR HALF OF THE STALL REVENUE GENERATED AT THEIR RODEO IN OCTOBER. FOR POSSIBLE ACTION

President Bahr introduced the item that the Elko High School Rodeo is requesting ½ of the stall rental revenue generated at their rodeo. She clarified that the Board's policy states that each entity can only receive \$1500 per year for donations.

Trent Whitaker, Director, commented that they have received ½ of the stall rentals since the rodeo has been held at the Horse Palace. He stated that there are approximately 150 contestants and their groups sets up the stalls by labeling them and making a diagram for the users.

There was general discussion on SCA manpower to complete these types of services.

No public comment was received.

Member DiLulo moved/Member Atkin seconded to deny the donation request and to direct staff to negotiate a rental agreement for the stalls consistent with the request. Motion carried (5-0), Members Featherston and Whitson absent.

V. REVIEW, PRESENTATION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM DIVERSIFIED CONSULTING SERVICES FOR SCA'S PARTICIPATION IN THE HUMBOLDT RUBIES TRAIL FEASIBILITY STUDY PROCESS. FOR POSSIBLE ACTION

President Bahr introduced the item that Diversified Consulting Services is requesting SCA's involvement with the Humboldt Rubies Trail Feasibility Study Process.

Michael Murphy, DCS, provided a presentation to the Board that the feasibility study process is just beginning for the trail and requested SCA be involved in the process as there are phases that are specific to areas within Spring Creek for a non-motorized trail. He stated that they are just gathering all the information and doing the investigations into the feasibility of the project but it could lead to future options for grants.

Public Comment:

Curtis Moore, Elko County, was present to provide background on the feasibility study for the project.

Member Atkin moved/Chair DiLulo seconded to appoint Jessie Bahr as the liaison to the Humboldt Rubies Trail Feasibility Study. Motion carried (5-0), Members Featherston and Whitson absent.

VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM JODY WITHERS TO WAIVE LIGHT FEES AT THE HORSE PALACE FROM OCTOBER 2025 THROUGH MARCH 2026 FOR PRACTICE NIGHTS. FOR POSSIBLE ACTION

President Bahr introduced the item that Jody Withers is requesting the Board to waive light fees at the Horse Palace from October 2025 through March 2026 for open riding practice nights.

Jody Withers was present and stated that they are requesting 2 nights a week for open riding, one with obstacles and one without obstacles. She stated that she is present as a volunteer for those 2 nights and ensures that everyone has a pass.

It was discussed that next year the Board could consider requiring the groups to cover some or all of the cost for lights next season.

No public comment was received.

Chair DiLulo moved/Member Atkin seconded that the Board of Directors agree to not charge light fees for open riding night as long as there is a volunteer present for the night of the winter season.

Chair DiLulo amended/Member Atkin seconded to amend the motion that the Board of Directors agree to not charge light fees for opening riding nights as long as there is a volunteer present for the nights from October 2025 to March 2026 for Monday and Tuesday nights. Motion carried (5-0), Members Featherston and Whitson absent.

VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ACCEPT AND APPROVE THE 2024 FINANCIAL AUDIT PREPARED BY EIDE BAILLY, LLP. FOR POSSIBLE ACTION

President Bahr introduced the item that SCA has a third party audit each year.

Teri Gage, Eide Bailly, was present and stated the SCA's audit is presented fairly in all material aspects. This is a clean unmodified opinion and the highest opinion possible. She provided a presentation of the assets, expenses and other items within the audit report.

No public comment was received.

Member Atkin moved/Chair DiLulo seconded to accept and approve the 2024 financial audit prepared by Eide Bailly, LLP. Motion carried (5-0), Members Featherston and Whitson absent.

VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER AN UPDATE TO THE GEESE MANAGEMENT PLAN. FOR POSSIBLE ACTION

President Bahr introduced the item to consider an update to the Geese Management Plan. She stated that SCA has current permits with US Fish & Wildlife and NDOW to manage the waterfowl at the amenities in Spring Creek. She commented on the many health and safety issues that are created by the waterfowl in the area including the amount of feces.

Mark Ono, State Director with USDA and Eric Covington, USDA District Supervisor were present. It was confirmed that SCA does have a current management plan and all necessary permits. He stated that harassment of the birds is effective, but it has to be very consistent and that is difficult with staffing and expenses. There are no options to relocate the birds because of the possibility of diseases being spread. They commended SCA staff for their well through out plan considering the disease threat. They did suggest additional public outreach to the public, though there will always be those against the plan.

No public comment was received.

Member Martindale moved/Member Atkin seconded to approve the update to the Geese

Management Plan. Motion carried (5-0), Members Featherston and Whitson absent.

IX. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER APPROVING REPAIRS TO THE RYAN RANCH HOUSE AND/OR WELL OR MODIFYING AND/OR TERMINATING THE CURRENT RENTAL AGREEMENT. FOR POSSIBLE ACTION

President Bahr introduced the item that there are repairs that are needed at the Ryan Ranch House and well. The total cost for repairing the failing foundation is \$27,000 and a new well would be approximately \$28,000. Staff has reached out to Great Basin Water to consider placing the property on the water system and should hear back soon.

Public Comment:

JB Anderson commented that he rents the pasture as the Ryan Ranch and felt the water would not be an issue.

Member Atkin moved/Chair DiLulo seconded to terminate the lease agreement for the Ryan Ranch and staff to work with the renter for alternate housing. Motion carried (5-0), Members Featherston and Whitson absent.

X. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE PURCHASE OF ROAD SAND FOR THE WINTER SEASON. FOR POSSIBLE ACTION

President Bahr introduced the item that we received 3 bids for sand for the winter season. There is also a comparison provided for the bids.

No public comment was received.

Member Martindale moved/Member Atkin seconded to approve the bid from Vega Construction for the purchase of road sand for the winter season. Motion carried (5-0), Members Featherston and Whitson absent.

XI. 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

Chair DiLulo moved/Member Atkin seconded to dismiss the violations for items #3, 4, 8 and 9. Motion carried (5-0), Members Featherston and Whitson absent.

Member Whitson moved/Member Young seconded to refer the violations for items #2, 5, and 10 to legal counsel for further action and uphold all fines. Motion carried (5-0-1), Members Featherston and Whitson absent.

1. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 169 BELLWOOD DR (101-002-045) 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 June 2025 and she has recently had contact with the property owner. Property Owner Stacy Robers stated that they have been working on a cleanup of the property and are requesting additional time to complete.

No public comment was received.

No action was taken.

2. **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.**
3. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 220 CHARLWOOD DR (101-003-001) 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 255 LAWNDALDE DR (104-001-019) 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 342 LOOKOUT DR (109-007-002) 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 410 LILY PL (202-004-025) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

Secretary Duncan stated that there is a nuisance complaint for dirt bikes, noise and dust and the COA referred the violation to the Board as they had found there was evidence of a nuisance.

Attorney McConnell stated that the property owners were not present and since the COA has found a nuisance she would recommend upholding the nuisance and fines.

No public comment was received.

Member Young moved/Member Atkin seconded to refer the COA violations at 410 Lily Pl (202-004-025) to legal counsel and uphold all fines. Motion carried (5-0), Members Featherston and Whitson absent.

7. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 565 BUFFSIDE DR (201-005-004) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

This item was tabled until the October Meeting.

8. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 703 AESOP DR (401-017-013) TO LEGAL COUNSEL**

FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

9. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 858 THISTLE DR (402-008-015) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.
10. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 902 SPRING VALLEY PKWY (202-025-054) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

XII. CONSENT AGENDA

Items may be taken individually for consideration or may be taken as a group by the Board of Directors. **FOR POSSIBLE ACTION**

Treasurer Austin-Preston provided an overview of each of the reports within the consent agenda.

- A. **APPROVAL OF MINUTES:**
August 27, 2025 Regular Meeting Minutes
- B. **ACCEPT AUGUST 2025 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.**
- C. **ACCEPT AUGUST 2025 FINANCIAL REPORTS.**

No public comment was received.

Member Atkin moved/Chair DiLulo seconded to approve the consent agenda as presented. Motion carried (5-0), Members Featherston and Whitson absent.

XIII. MEETING SCHEDULE

NON-ACTION ITEM

The next Regular Board of Directors meeting is scheduled for Wednesday, October 22, 2025, at 5:30pm. The meetings may be held telephonically.

XIV. PUBLIC COMMENT

ACTION SHALL NOT BE TAKEN

President Bahr provided information that the Golf Course Men's Club has provided SCA with a \$7500 donation.

ADJOURNMENT

The meeting adjourned at 8:07 p.m.