



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

The Spring Creek Association Board of Directors will hold their Regular Meeting Wednesday, December 10, 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 December 5, 2025:

**SCA Office-www.springcreeknv.org
Ridley's Market Community Board
SCA Horse Palace
Country Club Shell**

THE SPRING CREEK ASSOCIATION REGULAR BOARD MEETING FOR DECEMBER 10, 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 8943 9938 Passcode: 864765

1-346-248-7799

1-253-215-8782

1-312-626-6799

Or by submitting an e-mail to: scatreas@springcreeknv.org by December 5, 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
December 3, 2025

**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS
REGULAR MEETING
WEDNESDAY, DECEMBER 10, 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-(400)

At-Large

Kevin Martindale, Pat Whitson, Karl Young

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 the 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 on the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.
- II. REVIEW, PRESENTATION AND POSSIBLE ACTION TO CONSIDER PARTICIPATING IN NEVADA'S INTEGRATED SOURCE WATER PROTECTION PROGRAM FOR THE DEVELOPMENT OF A COUNTY-WIDE COMMUNITY SOURCE WATER PROTECTION PLAN FOR PUBLIC WATER SYSTEMS IN ELKO COUNTY.** *FOR POSSIBLE ACTION*
- III. REVIEW AND DISCUSSION OF THE AFTER-EVENT REPORT FROM THE ELKO COUNTY HIGH SCHOOL RODEO FOR THEIR RODEO HELD IN OCTOBER 2025 PER THE SCA DONATION POLICY.** *NON-ACTION ITEM*
- IV. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF A MEMORANDUM OF UNDERSTANDING WITH ELKO COUNTY REGARDING MAINTENANCE OF THE PARKWAYS IN SPRING CREEK.** *FOR POSSIBLE ACTION*
- V. REVIEW AND DISCUSSION OF PRELIMINARY INFORMATION FOR THE SCA RESERVE STUDY.** *NON-ACTION ITEM*
- VI. REVIEW, PRESENTATION AND POSSIBLE ACTION TO CONSIDER A PROPOSAL FROM LOGAN BILLIN, LINKAN ENGINEERING, REGARDING A WATER TREATMENT PLAN FOR THE SPRING CREEK MARINA.** *FOR POSSIBLE ACTION*

- VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER RAISING GOLF COURSE GREEN FEES, CART RENTAL FEES, TOURNAMENT FEES, AND ANNUAL PASS FEES.
FOR POSSIBLE ACTION
- VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER AN ADDENDUM TO THE RENTAL HOUSE AGREEMENTS TO INCLUDE FUTURE PAYMENTS OF WATER UTILITIES AT THE RESPECTIVE PROPERTIES.
FOR POSSIBLE ACTION
- IX. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER PURCHASING A BOOM-LIFT USING REALLOCATED CARRY-FORWARD FUNDS.
FOR POSSIBLE ACTION
- X. REVIEW, DISCUSSION AND POSSIBLE ACTION TO SET THE REGULAR MONTHLY MEETING DATES OF THE BOARD OF DIRECTORS FOR 2026 PURSUANT TO BYLAW 5.4.
FOR POSSIBLE ACTION
- XI. 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 24 LAWNDALE CT (104-001-017) 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 258 SPRING VALLEY PKWY (201-003-001) 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 279 FLORA DR (106B-001-002) 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 316 ASHCROFT PL (103-006-026) 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 394 RAMAH PZ (202-029-023) 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 398 EDGEBROOK DR (106B-005-030) 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 436 COUNTY CLUB PZ (106C-004-023) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.
 8. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 443 FLORA BAY (106B-006-071) 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 492 LYNX DR (202-019-009) 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 502 SPRING VALLEY PKWY (202-018-027) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
- 11. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 531 SHADYBROOK DR (304-008-025) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
- 12. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 533 GYPSUM DR (202-021-001) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
- 13. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 703 PALACE PKWY (403-018-066) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
- 14. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 709 PARKRIDGE PKWY (202-003-039) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
- 15. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 812 SPRING VALLEY PKWY (202-011-007) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
- 16. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 815 OAK CREEK CR (402-009-034) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
- 17. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 833 SPRING VALLEY PKWY (202-013-013) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
- 18. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 869 SPRING VALLEY PKWY (202-022-002) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
- 19. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 903 SPRING VALLEY PKWY (202-028-017) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
- 20. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 938 SPRING VALLEY PKWY (201-006-029) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**
- 21. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 942 SPRING VALLEY PKWY (201-006-031) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

XII. CONSENT AGENDA

FOR POSSIBLE ACTION

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

A. APPROVAL OF MINUTES:

1. November 12, 2025, Regular Meeting Minutes

B. ACCEPT NOVEMBER 2025 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.

C. ACCEPT NOVEMBER 2025 FINANCIAL REPORTS.

XIII. MEETING SCHEDULE

NON-ACTION ITEM

The next Board of Directors meeting is tentatively scheduled for January 28, 2026, at 5:30pm.

XIV. PUBLIC COMMENT

ACTION SHALL NOT BE TAKEN

No action may be taken on a matter raised under this item on 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, 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 December 10, 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: 12-3-25 Time: 5:00pm
2. Ridley's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815
Date: 12.4.25 Time: 7:56 AM
3. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV
89815
Date: 12.4.25 Time: 7:44 AM
4. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815
Date: 12.4.25 Time: 8:13 AM

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

DATED this 4th day of Dec, 2025.

By Cheri Duncan
Name: Cheri Duncan
Title: COA Secretary