



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

Spring Creek Association ("SCA") Board of Directors  
Wednesday, April 23, 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 – via phone

**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 5:31 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. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE PURCHASE OF CHIP ROCK FOR THE 2025 CHIP PROJECT. *FOR POSSIBLE ACTION***

President Bahr introduced the item that we had received 2 proposals for the chip rock for the 2025 chip project. There is a small difference in their price. There was discussion on whether the rock has been made and ready for delivery. Ruby Mountain Rock and Ready Mix would have to make the rock and Silver State Rock has it available for delivery now.

Public Comment:

Kevin Martindale, Tract 100, inquired why there were not more than 2 bids received. It was explained that the request for bid was sent out to numerous vendors.

Member Atkin moved/Member DiLulo seconded to accept the proposal from Silver State Rock for the purchase of chip rock for the 2025 chip project. Motion carried (6-1), Member Mauldin against.

**III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER PROPOSALS FOR THE GOLF COURSE CONCESSIONAIRE. *FOR POSSIBLE ACTION***

President Bahr introduced the item stating that we had received letters of interest from Extra Nine LLC and Ogi Deli.

Casey Dack, Extra Nine, stated that they submitted the proposal as they are building their business and reputations from scratch. There are 4 partners in their business, and they would be very present as concessionaires. They have all worked within a restaurant setting including management. They stated that their menu would remain similar to what is offered now and would change as they grew. They would offer one of their partners as a full-time manager. They have not gotten a liquor license yet, but they have the application ready to submit.

President Bahr provided additional background that the current concessionaire, the Klub, was given a temporary liquor license until May 24<sup>th</sup> with Jason Schroeder now being required to be on the license. As it was unclear whether or not a full license would be granted, SCA has moved to secure alternative options.

Extra Nine provided several ideas for programs and upgrades to the service including more than one drink cart, different leagues, beginning programs, more catering opportunities.

Attorney McConnell provided information on a short transition and the need to discuss the rent to ensure the Board was getting essentially the same terms as the previous agreement with a specific term. There would also need to be a credit background check and a personal guarantee.

Public comment:

Julie Risch, Elko City, was in favor of Extra Nine as she had personal experience working with them. She suggested giving the opportunity to the new business trying to prove itself and is driven by customer service.

Kevin Martindale, Tract 100, had a cautionary note for the Board to consider whether they are

aware of the items that were needed to purchase.

Elias (Choch) Goicoechea and Carolyn were present from Ogi Deli. They stated that they would bring their current menu and are currently constructing a lunch & dinner menus. They have already gotten their temporary liquor license and have all of their necessary state licenses, so they stated that they have everything ready to begin. They propose to name it Ogi on the Green. They plan to bring out their 5 most popular sandwiches and could be ready to begin as early as Thursday morning. They pride themselves on their consistency and their high standards. They are considering their vision for the winter and plan to budget accordingly. They already offer catering and online ordering and would consider a delivery in Spring Creek.

Attorney McConnell reiterated to offer the same terms of the contract and use a probationary period through the golf season with the option to extend after November for whichever vendor the Board chooses.

Public Comment:

William Church, Tract 100, spoke on behalf on Ogi Deli considering their catering for events.

Member DiLulo moved/Member Popp seconded to accept the proposal from Ogi Deli to move forward with concessions with the same substantive agreement provisions with a term until November 30, 2025 effective May 1, 2025 to be reviewed at the November meeting. Motion carried (7-0).

#### **IV. COMMITTEE OF ARCHITECTURE**

##### **A. COA REPORTS**

##### **NON-ACTION ITEM**

Treasurer Austin-Preston & President Bahr provided background on the COA reports, violations, and revenues.

#### **V. CONSENT AGENDA**

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

##### **A. APPROVAL OF MINUTES:**

March 26, 2025, Regular Meeting Minutes

##### **B. ACCEPT MARCH 2025 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.**

##### **C. ACCEPT MARCH 2025 FINANCIAL REPORTS.**

No public comment was received.

Member DiLulo moved/Member Atkin seconded to approve the consent agenda as presented. Motion carried (7-0).

#### **VI. MEETING SCHEDULE**

##### **NON-ACTION ITEM**

The next Regular Board of Directors meeting is scheduled for Wednesday, May 28, 2025, at 5:30pm. The meetings may be held telephonically.

Governance Study Community Meeting is scheduled for April 30, 2025, at 6:00pm at Spring Creek High School.

The Annual Property Owner meeting is scheduled for June 21, 2025 with the barbecue at 11am and meeting at 12pm at the Fairway Community Center.

**VII. PUBLIC COMMENT**

**ACTION SHALL NOT BE TAKEN**

No public comment was received.

**ADJOURNMENT**

The meeting adjourned at 7:09 p.m.