



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Board of Directors
Wednesday, March 25, 2026, 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) via phone

At-Large Members: Kevin Martindale via phone, Pat Whitson via phone & Karl Young

ABSENT: None

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.

No public comment was received.

II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A DONATION REQUEST FROM ELKO COUNTY HIGH SCHOOL RODEO TOWARDS THE HP FACILITY FEES FOR THEIR EVENT IN OCTOBER 2026. *FOR POSSIBLE ACTION*

President Bahr introduced the item that the Elko County High School Rodeo is requesting a donations towards the facility fees for their event in October.

There was not a representative from the High School Rodeo Club present.

This item was tabled.

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER NEGOTIATING A STALL AGREEMENT WITH ELKO COUNTY HIGH SCHOOL RODEO CLUB FOR THEIR EVENT IN OCTOBER 2026. *FOR POSSIBLE ACTION*

President Bahr introduced the item that the Elko County High School Rodeo club is requesting a stall agreement for their event in October 2026.

There was not a representative from the High School Rodeo Club present.

This item was tabled.

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A REQUEST FROM SPRING CREEK HIGH SCHOOL SAFE AND SOBER PARTY COMMITTEE FOR GOLF PASSES FOR GRADUATING SENIORS. *FOR POSSIBLE ACTION*

President Bahr introduced the item that the Spring Creek High School Safe and Sober Party Committee was requesting golf passes for their raffle.

Rikki Bundrock, representative, was present and stated that the committee provides an after graduation party for the seniors to discourage drunk driving. There are currently 206 seniors and they try to provide prizes, cash, raffles, food and entertainment for the event. They are asking for 25 each 18 hole golf passes to use as raffles. They are not requesting cart rentals with the greens fees.

No public comment was received.

Member Young moved/Member Atkin seconded to approve the request from Spring Creek High School Safe and Sober Party Committee for 25 each 18 hole golf passes. Motion carried (7-0).

V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A PROPOSAL FROM EIDE BAILLY, LLC TO PROVIDE AUDIT SERVICES FOR FISCAL YEAR 2025. *FOR POSSIBLE ACTION*

President Bahr introduced the item that Eide Bailly provided their proposal to perform the third party audit services for SCA.

Teri Gage, Partner with Eide Bailly, stated that the Statement of Work documents were provided to the Board for their review. The price increase from 2025 is approximately 5 percent.

No public comment was received.

Member Young moved/Member Atkin seconded to approve the proposal from Eide Bailly, LLC to provide audit services for fiscal year 2025. Motion carried (7-0).

VI. REVIEW AND DISCUSSION WITH BOARDWALK LLC TO REVIEW THE 2025 SEASON AND PLANS FOR THE 2026 SEASON AT THE MARINA. *NON-ACTION ITEM*

President Bahr introduced the item that each year Boardwalk provides a review of the previous year and plan for the upcoming year for their services provided at the Marina. The current agreement with Boardwalk ends in 2027.

Willie Church, Boardwalk LLC, was present and stated that the previous year was not as good as they had hoped as they contended with water quality issues. He stated that there were less issues relating to policing the area and fishing issues. He suggested some tweaks for the swim area and stated that they planned to adjust their pricing plans to discontinue season passes and have more day passes available.

No public comment was received.

No action was taken.

VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A PROPOSAL FROM LINKAN ENGINEERING REGARDING A WATER TREATMENT PLAN FOR THE MARINA. *FOR POSSIBLE ACTION*

President Bahr introduced the proposal from Linkan Engineering regarding a water treatment plan for the Marina. She stated that there were additional questions and concerns relayed from the Board that would need to be addressed.

Logan Billin, Linkan Engineering, was present and provided background on their previous proposal, their community outreach to volunteer time to do the study of the Marina water quality for solutions for the unhealthy environment. He stated that the water clarity is bad along with issues with algae, muck, duck mites, and avian flu. He stated that previous solutions such as ultrasonic measures, aeration, chemicals and dredging were not addressing the actual issues and are not being done on a large enough scale. They suggest the primary solution is ozone delusion to inject ozone into the Marina to disinfect, kill mites and algae, and then recycle back to the Marina which would change the chemistry of the Marina into a healthy ecosystem.

There would be several upgrades needed at the Marina to accommodate the system such as 480V power installed, trenching, and privacy fencing around the trailer system that would be removed each winter.

Costs for the project include Linkan purchasing the actual equipment to provide the service.

The charges to SCA would include monthly services, rental and monitoring and reporting to track the treatment costs as well as out of pocket expenses for the power used by the system. Any maintenance of the equipment would be the responsibility of Linkan Engineering.

They propose a one year contract (season) and based on that season the contract could be renewed. The first year of the agreement would cost approximately \$250,000 for the construction, operating, monitoring and reporting with the exclusions noted for trenching, power and repairing the walkways.

President Bahr and the Board had general discussions regarding public support campaigns, possibility of bringing the project back in September prior to the next budgeting cycle, and concerns that the project could increase assessments.

Public Comment:

Willie Church, Boardwalk, provided comment on the depth of the muck in the Marina to be 6 inches to 30 inches and stated that the organics and weeds are feeding the system.

There was further Board discussion regarding whether there have been any grants researched, whether public support is known, and whether there were guarantees on the effectiveness of the proposal and guard against increased expenses for the project.

President Bahr provided information on marketing campaigns, capital plans and PR plans to include a possible community interest survey.

Linkan requested that the Board approve the pilot project or approve it in the 2027 budget.

Public comment:

Elex Vavrck, 100 Tract, asked whether the water quality had been checked upstream from the Marina at the animal farm.

Member DiLulo moved/Member Atkin seconded approve the concept of looking into the water quality plans provided by Linkan, with Linkan to provide SCA staff with additional information discussed tonight. I further move that Linkan put together a community support campaign plan, including a timeline to identify donors, and that Linkan raise funds through businesses and grants after the plan has been formally approved by SCA staff. Finally, I move that Linkan return with final results, including answers to questions and campaign funds raised, at the September board meeting to review progress and determine possible next steps. Motion carried (6-0), Member Featherston absent.

VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE UPDATED LIGHT PLAN FOR THE HORSE PALACE. *FOR POSSIBLE ACTION*

President Bahr introduced the item regarding an updated light plan for the Horse Palace and users of the facility.

Member Featherston provided information for automatic light controller options to reduce usage for the Horse Palace. He would propose automation programming, timers, proximity sensors, and dim setting changes to reduce the operating wattage used at the facility. There will be further information in future meetings.

No public comment was received.

No action was taken.

IX. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A MEMORANDUM OF UNDERSTANDING WITH THE BOYS AND GIRLS CLUB TO PROVIDE SUPERVISION FOR THE SPLASHERS WATER SPRAY GROUND. *FOR POSSIBLE ACTION*

President Bahr introduced the memorandum of understanding with the Boys and Girls Club to provide supervision of the Splashers Water Spray Ground. She provided background on the approval processes with the State regarding a UV system. It is projected to be open Memorial Day weekend.

There was general discussion on the capacity of the facility being based off the use of the Boys and Girls Club bathrooms available to SCA. There was also discussion regarding usage of the facility for non-property owners, fees, and time slots.

President Bahr also disclosed that Rusty Bahr, Director for Boys and Girls Club is her husband.

Public Comment:

Teri Gage, Tract 100, commented on the anticipated fees that will be charged would cover the costs for the supervision provided by the Boys and Girls Club.

Member DiLulo moved/Member Young seconded to approve the concept and structure of the memorandum of understanding as presented and allow staff and legal to negotiate the details of the agreement. Motion carried (6-0), Member Featherston absent.

X. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A LETTER OF OPPOSITION REGARDING H.R. 2289, COMMONLY REFERRED TO AS THE AMERICAN BROADBAND DEPLOYMENT ACT OF 2025 THAT LIMITS STATE AND LOCAL AUTHORITY OVER SITING, DESIGN, AND OPERATION OF WIRELESS COMMUNICATION INFRASTRUCTURE. *FOR POSSIBLE ACTION*

President Bahr introduced the item asking the Board to consider a letter of opposition to HR 2289, commonly referred to as the American Broadband Deployment Act of 2025. SCA has concerns regarding cell towers installed outside of SCA and this letter would notify legislators and politicians that we are opposed.

Attorney McConnell provided further comment regarding SCA's ability to govern within the HOA, but the concern is everything beyond its borders. She stated she met with the Elko County DA and Assistant County Manager regarding the legislation taking all of the regulation away from the cities and counties. She stated that there is an FCC rule making process scheduled to finalize in April. She commented that the County currently enforces a fall radius for towers but there are concerns with neighbors to these areas.

No public comment was received.

Member Young moved/Member Atkin seconded to approve sending a letter of opposition regarding H.R. 2289, commonly referred to as the American Broadband Deployment Act of 2025, that limits state and local authority over siting, design, and operation of wireless communication infrastructure. Motion carried (5-1), Member Whitson against, Member

Featherston absent.

XI. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A MEMORANDUM OF UNDERSTANDING WITH ELKO COUNTY REGARDING THE MAINTENANCE OF THE PARKWAYS IN SPRING CREEK. *FOR POSSIBLE ACTION*

President Bahr introduced the item that we are continuing to have comments to and from Elko County regarding the Memorandum of Understanding with Elko County regarding the Parkways in Spring Creek.

Attorney McConnell commented that she met with Elko County and the document with our comments is with County Management for review. She stated that they felt that they could provide a high level of service for snow removal.

There was general comments regarding County Club and Parkridge Parkways and the hope they consider adding those to the agreement as it would then include all Parkways in Spring Creek to reduce confusion.

Public Comment:

Elex Vavrck, Tract 100, complimented staff on the small funds received from the County in the past and the ability to take care of the roads.

No action was taken.

XII. COMMITTEE OF ARCHITECTURE

A. COA REPORTS

NON-ACTION ITEM

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

B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER AN APPOINTMENT TO FILL THE VACANCY ON THE COMMITTEE OF ARCHITECTURE FOR THE REMAINDER OF THE TERM UNTIL DECEMBER 31, 2026. *FOR POSSIBLE ACTION*

Steve Stewart and Wyatt Church had submitted applications to fill the vacancy on the COA.

Steve Stewart, Tract 100, commented that he is a newer resident in Spring Creek and has been attending meetings to familiarize himself with the process. He has a background in real estate contract negotiations. He stated he would have the time available for the commitment.

Wyatt Church stated that he grew up in the area and was encouraged to apply for the position. He stated that he had the time available for the commitment.

No public comment was received.

Member Young moved/Member Whitson seconded to appoint Wyatt Church to fill the vacancy on the COA for the remainder of the term until December 31, 2026. Motion carried (7-0).

C. 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 827 THISTLE DR (402-009-055) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

Secretary Duncan stated that this property has been in violation for a conex issue. The property was seen at the Board in August 2025 and the Board gave them an additional 6 months to comply. There is also additional cleanup, vehicles, and fence repairs needed. The property was reviewed and is not in compliance.

Matthew Downs, property owner, was present and stated that he had a business interested in buying the conex and is waiting for a shop to be built to sell the conex. He stated that the motorhome is registered and will be fixing the fence this weekend.

Chair DiLulo moved/Member Atkin seconded to refer the violations at 827 Thistle Dr (402-009-055) to legal counsel for further action and uphold the fine. Motion carried (5-1-1), Member Featherston against, Member Mauldin abstained.

XIII. CONSENT AGENDA

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

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

- A. APPROVAL OF MINUTES:**
February 25, 2025 Regular Meeting Minutes
- B. ACCEPT FEBRUARY 2026 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.**
- C. ACCEPT FEBRUARY 2026 FINANCIAL REPORTS.**

No public comment was received.

Member Young moved/Member Atkin seconded to approve the consent agenda as presented. Motion carried (6-0), Member Featherston absent.

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

The next Regular Board of Directors meeting is tentatively scheduled for Wednesday, April 22, 2026, at 5:30pm. The meetings may be held telephonically.

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

ADJOURNMENT

The meeting adjourned at 7:42 p.m.