



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Board of Directors
Wednesday, October 22, 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 (via phone)

ABSENT:

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 5:33 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 REQUEST FROM OGI ON THE GREEN REGARDING ABATEMENT OF RENT AND/OR UTILITIES FOR OCTOBER 2025 FOR THE GOLF COURSE RESTAURANT AND BAR.

FOR POSSIBLE ACTION

President Bahr introduced the item that Ogi on the Green is requesting an abatement of rent and/or utilities for October 2025 for the Golf Course restaurant and bar.

Choch Goicoechea was present and spoke favorably about his interactions with SCA and staff and was very happy with the relationship. He commented that the revenues for the bar and restaurant decreased significantly over the past several months. He stated that they had only operated the bar during October because of issues with food waste. He commented on comments and complaints received regarding prices of food and drinks and was met with significant resistance from the patrons. He commented on the issue of patrons bringing their own alcohol onto the course and there should be increased policing of the issue. He asked the Board to consider a percentage of the net profit for October which was approximately \$5000.

There was general Board and staff discussion regarding communications required within the contract that were not upheld and any relief that may be granted if the agreement ends on October 25th with a pro-rated amount for October.

No public comment was received.

Member Mauldin moved/Member Atkin seconded to grant the request from Ogi on the Green for rent and utility abatement for the Golf Course restaurant and bar to \$1190 for the month of October for rent and utilities. Motion carried (6-1), Member Martindale against.

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A PROPOSAL FROM BRANDY'S BAR TO PROVIDE BAR SERVICES AT THE HORSE PALACE.

FOR POSSIBLE ACTION

President Bahr introduced the item that we had received a proposal from Brandy's Bar to provide bar services at the Horse Palace.

Brandy Fretwell was present and stated that she would like to expand her business to the Horse Palace and sees a lot of potential with the facility open for extended hours. She commented that she would like to put in a couple of cameras and commented on some maintenance that may need to be performed to the ice bin.

There was general Board and staff discussion regarding the repair of any damages for cameras that are installed as well as logistical items concerning the food concessionaire selling of alcoholic ice cream beverages and the usage of the shared ice machine.

No public comment was received.

Member Mauldin moved/Member Featherston seconded to accept the proposal from Brandy's

Bar to provide bar services at the Horse Palace and direct staff and legal to finalize the agreement. Motion carried (7-0).

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REVIEW THE DEER ACTION ITEMS YEARLY INCLUDING CONTINUED ISSUES, COMPLAINTS AND PLANS BY NDOW. FOR POSSIBLE ACTION

President Bahr introduced the item SCA completed a deer management plan in February 2024 with the committee. We want to bring any concerns and feedback to the Board yearly.

Scott Roberts, NDOW Eastern Region Supervisor, was present and gave an overview of the plan and the calls for service reported by their offices. He stated that there were 103 calls into their office in 2024 with nearly 73% of them reporting on mule deer issues such as injuries, stuck in fences, abandoned fawns, and nuisance complaints. He commented that the deer are building back up their populations after the harsher winters.

Public comment:

Jim Carragher, Tract 100, commented on the property damage, deer in his yard causing damage to property and animals, and deer being hit by vehicles. He asked for other alternatives to the plan such as moving the deer from the area.

Paddy Legarza, Tract 400, commented on the constant presence of deer in her yard and inability to have landscaping. She asked what kind of progress has been made with the committee.

President Bahr clarified that there is a link on the SCA website for reporting issues along with an education and outreach program that has been continued by staff. It was discussed that NDOW does do annual surveys in the wild, but not in Spring Creek. NDOW commented that a lot of the suitable habitat for deer has been removed with the mowing of green strips and lots. They would suggest fencing options and deterrents to help with any issues. NDOW stated that there is a moratorium on relocation deer because of chronic wasting disease and the potential of spreading the disease. No deer have been relocated since 2004.

Elex Vavrck, Tract 100, commented that there are too many deer and they need to be moved or consider sterilization and NDOW should be responsible to SCA.

Tam Foree stated that she is in support of the deer and has a six foot fence and does not have any issues with the deer.

Scott Roberts stated that their office is available to be reached outside of office hours through their dispatch system out of Reno for issues.

No action was taken.

V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REVIEW THE CURRENTLY SUSPENDED CAPITAL RESERVE FUND POLICY 97-001. FOR POSSIBLE ACTION

President Bahr introduced the item that the Board suspended the Reserve Fund Policy 97-001 in August 2023 and it was to be brought back to the Board for discussion in 2025.

Treasurer Austin-Preston added further comment that the policy was suspended because

previous assessment increases had been allocated to Capital Purchases and those funds were effectively reducing the operating cash for the Association. Along with the suspension of the policy, the Board also reallocated those funds away from capital purchases in the future to balance the operating and capital funds.

It was discussed in the yearly audit presentation that the total of the capital funds has not been brought down enough to balance that allocation, so it is suggested to continue the suspension and review the policy at a later date.

No public comment was received.

No action was taken

VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER APPROVING ANY OR ALL REPAIRS TO THE RYAN RANCH HOUSE AND/OR WELL/WATER SERVICE OR CONSIDER NEXT STEPS FOR THE PROPERTY INCLUDING POSSIBLE REMOVAL OR MODIFICATION OF A RENTAL AGREEMENT FOR THE FUTURE.

FOR POSSIBLE ACTION

President Bahr introduced the item staff has received a full inspection of the Ryan Ranch House and used that inspection report to create a detailed description of all items requiring attention at the property.

We had received confirmation from GBW that they were able to provide water service under their emergency rule and those costs are significantly less than drilling a new well.

There have been various updates to the property and considering the current rent and raising that to the market value, the payback for the repairs needed is approximately 6 years.

There was general Board discussion on the duties of the Board to maintain its assets and on the condition of the structure. After the repairs, the house would continue to provide rental revenue for SCA long after the payback period.

Public Comment:

JB Anderson provided comment on the return on investment and suggested the rent be increased incrementally each year. He did comment on willingness to put funds towards a well, but the price of the water from Great Basin would require a long payback period to recoup those funds.

Member Atkin moved/Member Whitson seconded to approve the repairs to the Ryan Ranch as presented and go with Great Basin Water for water service at the Ryan Ranch House and bring back the rental agreement at a later date to be reviewed. Motion carried (6-1), Member Martindale against.

VII. REVIEW AND DISCUSSION OF THE DRAFT 2026 BUDGET. NON-ACTION ITEM

President Bahr introduced the draft 2026 budget for the Board's review and comment. Currently, the budget is showing the need for an additional \$195,000 (\$3.00 per month) to balance the budget providing the same services as 2025.

President Bahr provided a highlight of the overall revenue, payroll expense, and expenses with details on decreases and increases throughout the base budget. The budget includes

increases and decreases throughout the revenue line items most notably the decrease of \$190,000 in RTC funding from Elko County. There was general discussion on the memorandum of understanding that is currently being drafted regarding Elko County taking over the maintenance of the Parkways throughout Spring Creek.

There was general Board discussion on items to consider decreasing the amount needed for the assessment increase such as decreasing mileage for road maintenance.

Public Comment:

Elex Vavrick, Tract 100, commented on the difference in quality-of-service SCA would receive if the County took over the plowing of the roads.

The final budget will be considered in November.

No action was taken

VIII. 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 Martindale seconded to dismiss the violations for items #2, 6, 14 and 16. Motion carried (7-0).

Chair DiLulo moved/Member Atkin seconded to refer the violations for items #1, 4, 5, 10-13, 15, 17, and 18 to legal counsel for further action and uphold all fines. Motion carried (7-0)

Chair DiLulo moved/Member Featherston seconded to table items #3 and 9 until the next regular meeting. Motion carried (7-0).

1. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 116 LAWNSDALE DR (104-003-026) 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 169 BELLWOOD DR (101-002-045) 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 187 GREENCREST DR (109-002-012) 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 212 COUNTRY CLUB PKWY (102-012-003) 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 334 ASHCROFT PL (103-006-023) 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 382 BRENT DR (202-029-028) 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 410 LILY PL (202-004-025) 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 January 2025 and the property is not in compliance. There are still multiple unregistered vehicles and a shed needs to be finished.

Property Owner Michelle Cole was on the line and stated they had submitted applications to the DMV and stated that the roof was completed that afternoon.

Member Featherston moved/Member Atkin seconded to refer the violations at 410 Lily PL (202-004-025) to legal counsel for further action and uphold all fines. Motion carried (6-0-1), Member Maulding abstained.

8. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 418 LILY PL (202-004-024) 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 January 2025. The property is now in compliance.

Member Featherston moved/Chair DiLulo seconded to dismiss the violations at 418 Lily PI (202-004-024). Motion carried (6-0-1), Member Mauldin abstained.

9. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 460 JASPER DR (202-018-035) 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 490 ASHCROFT DR (103-005-010) 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 520 BLACKSTONE DR (101-002-068) 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 565 BUFFSIDE DR (201-005-004) 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 612 KIMBLE DR (202-014-019) 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 629 PALACE PKWY (402-009-008) 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 711 HAYLAND DR (202-009-022) 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 721 AESOP DR (401-017-016) 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 806 ABARR PLAZA (402-007-015) 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 961 WOLF CREEK CR (402-011-009) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

IX. 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:**
September 24, 2025 Regular Meeting Minutes
- B. ACCEPT SEPTEMBER 2025 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.**
- C. ACCEPT SEPTEMBER 2025 FINANCIAL REPORTS.**

No public comment was received.

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

X. MEETING SCHEDULE

NON-ACTION ITEM

The next Regular Board of Directors meeting is scheduled for Wednesday, November 12, 2025, at 5:30pm. The meetings may be held telephonically.

XI. PUBLIC COMMENT

No public comment was received.

ACTION SHALL NOT BE TAKEN

ADJOURNMENT

The meeting adjourned at 8:33 p.m.