



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

The Spring Creek Association Board of Directors will hold their Regular Meeting Wednesday, May 28, 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 May 22, 2025:

**SCA Office-[www.springcreeknv.org](http://www.springcreeknv.org)  
Ridley's Market Community Board  
SCA Horse Palace  
Country Club Shell**

**THE SPRING CREEK ASSOCIATION REGULAR BOARD MEETING FOR MAY 28, 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: 858 6156 1619 Passcode: 019093

1-346-248-7799

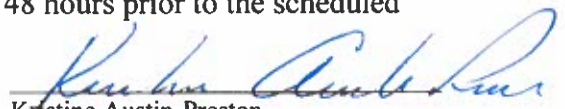
1-253-215-8782

1-312-626-6799

Or by submitting an e-mail to: [scatreas@springcreeknv.org](mailto:scatreas@springcreeknv.org) by May 22, 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  
May 21, 2025

**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS  
REGULAR MEETING  
WEDNESDAY, MAY 28, 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- Chairperson-(400)**

**At-Large**

**Tom Hannum – Vice Chairperson, Molly Popp, Jake Reed**

**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, DISCUSSION AND POSSIBLE ACCEPTANCE OF THE 2025 GOVERNANCE STUDY.**  
***FOR POSSIBLE ACTION***
- III. REVIEW, DISCUSSION AND POSSIBLE ACCEPTANCE OF THE 2025 ECONOMIC ANALYSIS STUDY.**  
***FOR POSSIBLE ACTION***
- IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A DONATION REQUEST FROM RUBY MOUNTAIN BALLOON FESTIVAL FOR THE USE OF SPORT FIELDS OR ALTERNATIVE AREAS FOR THE RUBY MOUNTAIN BALLOON FESTIVAL.**  
***FOR POSSIBLE ACTION***
- V. 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 298 VALDEZ DR (202-023-010) 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 353 BUFFSIDE CT (201-004-033) 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 365 KIMBLE DR (202-014-012) 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 377 BERRY CREEK PL (201-009-027) 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 392 BERRY CREEK DR (201-010-009) 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 393 BERRY CREEK DR (201-009-024) 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 394 SMOKEY DR (202-011-063) 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 407 EDGEWATER DR (201-008-020) 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 466 BRENT DR (202-029-003) 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 459 LAMONT PL (202-004-003) 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 487 EDGEWATER DR (201-008-011) 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 514 CASTLECREST DR (201-006-008) 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 553 CEDARLAWN PLAZA (202-031-016) 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 563 HOLIDAY DR (202-037-008) 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 672 HOLIDAY DR (202-003-017) 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 688 SPRING VALLEY PKWY (202-009-066) 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 695 DILLON LN (202-011-026) 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 768 HOLIDAY DR (202-003-032) 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 772 RUSTIC CT (202-006-013) 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 812 WHITE OAK DR (402-004-023) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

**VI. 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. April 23, 2025, Regular Meeting Minutes
- B. ACCEPT APRIL 2025 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.
- C. ACCEPT APRIL 2025 FINANCIAL REPORTS.

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

The next Board of Directors meeting is scheduled for July 23, 2025, at 5:30pm.  
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.

**VIII. 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.

**IX. 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](mailto: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 May 28, 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: 5-22-25 Time: 8:25am
2. Ridley's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815  
Date: 5-21-25 Time: 4:50pm
3. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV  
89815  
Date: 5-22-25 Time: 8:15am  
~~12:45pm~~
4. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815  
Date: 5-21-25 Time: 4:30pm

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

DATED this 22 day of May, 2025.

By

Name:

Title:

Katharine Asha Parker  
Katharine Asha Parker  
Corp Sec/Treas