



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Board of Directors
Wednesday, January 28, 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) via phone, Jody Atkin (Tract 200), Vice Chair Randy Mauldin (Tract 300)

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

ABSENT: John Featherston (Tract 400)

CORPORATE OFFICERS PRESENT: SCA President Bahr, SCA Treasurer Austin-Preston

CORPORATE ATTORNEY: Katie McConnell

CALL TO ORDER: Vice Chair Randy Mauldin called the meeting to order in person and telephonically at 5:32 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 THE RUBY MOUNTAIN JUNIOR RODEO SERIES FOR THEIR HORSE PALACE EVENTS IN 2026.
FOR POSSIBLE ACTION

President Bahr introduced the item that the Ruby Mountain Junior Rodeo Series is requesting a \$1500 donation towards the HP Facility fees.

Carrie Eary was present and commented on the success of the event over the past two years. The events are held on Tuesday nights in June/July/August and there were 85 contestants. She commented that SCA's support has been instrumental in the success of the events.

Per the donation policy, a donation of \$1500 is allowed but it is encouraged for events to seek outside funding to reduce the amount of donation each year. That could include reducing the amount for the third year of an event.

Carrie Eary commented that there are no membership fees currently and the contestants received 100% of the fees paid in prizes. She also commented on in-kind services provided, but it was clarified that services performed for the actual events have to be completed as part of the event and would not provide additional in-kind funds.

Public Comment:

Shanae Matson – stressed the importance of youth events teaching the youth about budgeting and other items.

Katie Steele commented that their company donates 100% of the stock to the event along with personal expenses of fuel, time and funds.

Curtis Moore commented on the support of youth sports and supports donating to all youth sports as much as possible.

Member DiLulo moved/Member Whitson seconded to donate \$1000 to the Ruby Mountain Junior Rodeo Series for their Horse Palace events in 2026. Motion carried (6-0), Member Featherston absent.

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM THE JAKE EARY MEMORIAL RODEO TO ALLOW A REDUCED WEEKEND STALL RATE AT THE HORSE PALACE FOR THEIR EVENT IN MAY 2026.
FOR POSSIBLE ACTION

President Bahr introduced the item that the Jake Eary Memorial is requesting a reduced weekend stall rate at the Horse Palace for their event in May 2026. It was clarified that the JEMR is not a non-profit and does pay full cost for the facility for the event. This item could be considered similarly as the High School Rodeo for a stall agreement for the event.

Carrie Eary was present and stated that the fees are collected at check-in for the event.

No public comment was received.

Chair DiLulo moved/Member Atkin seconded to direct staff to negotiate with the Jake Eary Memorial Rodeo for a reduced stall rate rental agreement and execute in 2026. Motion carried (6-0), Member Featherston absent.

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM FORE SEASONS BAR & GRILL TO REVIEW THE CONCESSIONAIRE AGREEMENT FOR THE GOLF COURSE AND CONSIDER MODIFICATION OF COMMENCEMENT OF RENTAL PAYMENTS. *FOR POSSIBLE ACTION*

President Bahr introduced the item that Fore Seasons Bar & Grill is requesting a modification for their agreement to begin paying the restaurant rental fee in January.

Shannon Berish, one of the partners, thanked the Board for the opportunity to be the golf course concessionaire. They provided their financials statements and it showed that they have netted approximately \$3000 since the inception of the agreement and that would not be a level that could support a full rental payment. They further commented that they are building their brand from scratch and are fully committed and planning for longevity.

It was suggested to consider March 1, 2026 to start rental payments with the expectation that the Golf Course typically opens around that time.

No public comment was received.

Member Whitson moved/Member Atkin seconded to modify the commencement of the rental payment for the Golf Course restaurant for Fore Seasons Bar & Grill to March 1, 2026. Motion carried (6-0), Member Featherston absent.

V. REVIEW, DISCUSSION AND UPDATE ON THE HUMBOLDT TRAIL FEASIBILITY STUDY BY MICHAEL MURPHY, DIVERSIFIED CONSULTING SERVICES. *FOR POSSIBLE ACTION*

President Bahr introduced the item Diversified Consulting Services was present to provide an update on the Humboldt Trail Feasibility Study.

Michael Murphy was presented and outlined the phases of the plan to include:

- Phase 1 – Elko over the Summit
- Phase 2 – CA Trail Center into town
- Phase 3 – SR 227 to Palace Pkwy to Lamoille Canyon
- Phase 4 – Carlin

He provided mapping and options to consider regarding Phase 3 which would come through SCA. They provided options such as using the 6 foot edges along the Parkways for the path.

It was clarified that the roads are Elko County owned and the County should handle the funding for the project.

Kevin Lee provided alternative to the mapping and stated that there would need to be

additional agreements for the maintenance of the new paths.

The next steps in the project will include analysis on alternate routes, costs, and the use of drone information for preliminary design and costs.

No public comment was received.

No action was taken.

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

Attorney McConnell commented that we continue to work with the County regarding the Memorandum of Understanding for the Parkways. She stated that she did receive feedback from the District Attorney and that the County intends to edit the agreement and get back to SCA. Snow removal continues to be the biggest issue in the agreement. This agreement has not gone before the County Commissioners.

President Bahr provided background on the diesel tax that was implemented and what our allocation from that tax could be over a 10 year plan. It was discussed that Elko County has purchased additional equipment.

Curtis Moore, Elko County Asst Manager, was present and stated that the County has made investments, but he was not present at the meetings regarding the purchases.

There were further discussions on the level of services SCA provides and the concern for similar services offered in the agreement by the County. There was also discussion regarding the right of way fees.

No public comment was received.

No action was taken.

VII. REVIEW AND DISCUSSION REGARDING THE POSSIBILITY OF COLLECTING LIGHT FEES FOR THE HORSE PALACE PRACTICE NIGHTS FOR 2026. FOR POSSIBLE ACTION

President Bahr introduced the item that during discussions for waiving light fees for practice nights in September 2025, the Board wanted to discuss further on how to move forward regarding waiving light fees for practice nights at the Horse Palace.

Robbin Rowley, Tract 300, commented that she was a long time resident of SCA and thanked the Board for their commitment to the facility and youth events. She commented that introducing light fees could reflect poorly on SCA. She commented on operational management issues and the need for artificial lights at all times because of the updates to the Horse Palace.

President Bahr provided clarification that this was not a new process or policy. There were further discussions regarding the promoter position for the Horse Palace to increase revenues.

Public Comment:

Chad Steele commented on the funding for the upgrades at the Horse Palace.

Susanne Hoffman commented on the addition of signage for the lights on how to operate the system.

There were general comments on whether the skylight removal was considered during the upgrades and it was clarified that the protrusions through the roof were to be eliminated.

Shanae Matson commented on Elko High School Rodeo regarding their in-kind services provided.

No action was taken.

VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ALLOCATING THE 2025 CARRY-FORWARD FUNDS. FOR POSSIBLE ACTION

President Bahr introduced the item to consider the allocation of the 2025 Carry-Forward funds. There were adjustments made to the proposal to include removing funding from Schuckmann's lights and adding a Horse Palace light efficiency plan and funding regarding cell phone tower restrictions and county billboard requirements and restrictions.

2026 Suggested Capital Purchases allocating from the 2025 Carry-Forward Budget/Estimate

Ryan Ranch House (immediate & Year 1 items)	\$45,000
GC TORO NSN Irrigation System Renewal (3 year)	\$11,500
Side By Side – Polaris or similar	\$17,000
Dump Trailer	\$13,000
Code Reader (Vehicle Maintenance)	\$7,000
AC Machine (Vehicle Maintenance)	\$7,000
Trap & Skeet replacement mower	\$1,500
GC Rough Mower	\$25,000
Additional Cameras (Marina)	\$15,000
Game Tables – Parks areas	\$5,000
Sports Complex Updates & Lights	\$200,000
HP Light Efficiency Plan	\$7,000
MOU/Towers/Billboards	\$10,000
GC Greens Roller	\$5,000
Splash Pad contingency/Operation	<u>\$26,000</u>
Total Capital	\$395,000

<u>2026 Operational/Consultant allocations from the 2025 Carry Forward Budget/Estimate</u>		<u>Dept/GL</u>
Horse Palace Mezzanine Engineering/plan	\$20,000	300-8520
Safe Route to Schools Engineering Grant	\$10,000	100-8520
New Sign Artwork	\$15,000	100-8520
Pickleball Initial Planning	\$5,000	750-8520
FCC additional parking fabric & slope rock	<u>\$5,000</u>	200-8552
Total Operational/Consultant		\$55,000

No public comment was received.

Member Young moved/Member Atkin seconded to approve the allocation of the Carry-Forward funds for 2025 as presented with the allocation changes noted. Motion carried (6-0), Member Featherston absent.

IX. 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 move the consent agenda forward and refer the violations to legal counsel and uphold the fines for items 1, 2 and 3. Motion carried (6-0), Member Featherston absent.

Chair DiLulo moved/Member Atkin seconded to table item 4 until the next meeting. Motion carried (6-0), Member Featherston absent.

Chair DiLulo moved/Member Atkin seconded to table item 6 until the next meeting.

Motion was withdrawn.

1. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 249 PARKCHESTER DR (106D-003-004) 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 252 EDGEBROOK DR (106B-006-033) 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 316 ASHCROFT PL (103-006-026) 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 373 FAIRWAY LN (106A-004-033) 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 436 COUNTY CLUB PLZ (106C-004-023) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

Secretary Duncan stated that the property was in violation for dogs at large. The nuisance has been heard before and was abated, but there is a new dog at the property.

Jesse Holland, property owner making the complaint, stated that the issue has been the neighbor's dog urinating, defecating and harassing their chickens. He thought the issue had been resolved, but they now have a new dog. He commented that the District Attorney had requested amounts for restitution for any issues and that multiple police reports had been filed. Attorney McConnell clarified that the civil remedy could be to abate the nuisance and there could be an order for removal or proof of containment.

Member Young moved/Member Atkin seconded to refer the violations at 436 Country Club Plaza (106C-004-023) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Featherston absent.

6. **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.**

This item was opened regarding inoperative vehicles on the property. Property owner James Zastrow commented that 2 vehicles were removed, and the other vehicles are registered. There is one car remaining to come into compliance.

Chair DiLulo moved/Member Atkin seconded to table the violations at 443 Flora Bay (106B-006-071) until the February meeting. Motion carried (6-0), Member Featherston absent.

7. **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.**

Secretary Duncan stated that the property had been in violation since February 2025 and had been heard multiple times at the Board level. Amber Moon, property owner, was present and stated that they got a new shed to move the items into and that they have had buyers back out of purchasing the conex to have it removed from the property. They are asking for additional time to remove.

Chair DiLulo moved/Member Atkin seconded to give 30 days to move the shed and if not moved by February 28, 2026, it will be referred directly to legal

counsel for further action at 492 Lynx Dr (202-019-009).

Chair DiLulo amended/Member Atkin seconded to give 30 days to move the conex and if not moved by February 28, 2026, it will be referred directly to legal counsel for further action at 492 Lynx Dr (202-019-009). Motion carried (5-0-1), Member Featherston absent, Member Mauldin abstained.

X. 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:

December 10, 2025 Regular Meeting Minutes

B. ACCEPT DECEMBER 2025 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.

C. ACCEPT DECEMBER 2025 FINANCIAL REPORTS.

No public comment was received.

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

XI. MEETING SCHEDULE

NON-ACTION ITEM

The next Regular Board of Directors meeting is tentatively scheduled for Wednesday, February 25, 2026, at 5:30pm. The meetings may be held telephonically.

XII. PUBLIC COMMENT

ACTION SHALL NOT BE TAKEN

No public comment was received.

ADJOURNMENT

The meeting adjourned at 8:12 p.m.