



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Board of Directors
Wednesday, October 23, 2024, 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)

At-Large Members: Molly Popp

ABSENT: Vice Chair Tom Hannum (Entered at 5:40pm via phone)

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 5:32 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.

Jim Carragher, Tract 100, commented on raising the fees, that the Association needs an efficiency expert and increase devalue property values.

II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM THE ELKO COUNTY HIGH/JR HIGH SCHOOL RODEO CLUB TO DONATE 3 HOURS OF LIGHTS FOR TWO NIGHTS PER WEEK AT THE HORSE PALACE FROM NOVEMBER 2024 THROUGH MARCH 2025. *FOR POSSIBLE ACTION*

Shawn and Emmett Silva were present and provided an overview of the High School Rodeo held in October. They are requesting the Board donate lights for their practice nights.

No public comment was received.

Member Popp moved/Member Atkin seconded to approve the donation of 3 hours of lights for two nights per week at the Horse Palace from November 2024 through March 2025 for the Elko County High/JR High School Rodeo Club. Motion carried (6-0).

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER APPROVING THE SCA NOXIOUS WEED MANAGEMENT PLAN. *FOR POSSIBLE ACTION*

President Bahr introduced the item stating that updating the Weed Management Plan was part of the new SCA Strategic Plan.

Andi Porreca was present and provided general information on the updated Weed Management Plan. There was general discussion that the State of NV is also sending out noxious weed letters to help with the issue.

No public comment was received.

Member Dilulo moved/Member Popp seconded to approve the SCA Noxious Weed Management Plan as presented. Motion carried (6-0).

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REVIEW THE CONCESSIONAIRE AGREEMENT FOR THE GOLF COURSE RESTAURANT AND BAR AND CONSIDER AN EXTENSION, MODIFICATION OR TERMINATION OF AGREEMENT. *FOR POSSIBLE ACTION*

President Bahr introduced the item that the agreement for the Golf Course Restaurant and Bar agreement was a short-term agreement with Jason Schroeder and Collen Thompson. The agreement ends in November, so this item is to consider extension, modification or termination of the agreement.

Jason Schroeder stated that he felt things were going well with the Klub and with the personnel changes implemented, the staffing is going well. He mentioned his plan to keep the staff during the slow time by using them at his other location.

It was discussed that SCA had received several complaints and there have been complaints made on social media.

Jason Schroeder responded that the personnel issues have been dealt with and going forward

they have a law firm to take care of any complaints or allegations.

There was discussion on the background checks that were completed prior to the agreement being finalized. There were several old bankruptcies that were listed for Mr. Schroeder, but the background for Ms. Thompson was mostly clean.

The Klub provided all documents relating to insurance, business licenses, and liquor licenses prior to the meeting.

It was discussed that the restaurant concessionaire must provide good, timely, affordable and quality service to the customers. They were asked whether they had any goals moving forward for the business.

Mr. Schroeder and Ms. Thompson spoke about different marketing strategies for the off-season such as Bunko game nights, seafood boils, couples night special meals, and other specialty nights. They spoke on their plans to use social media and flyers to help spread the new offers.

Complaints were discussed regarding the timing of food coming out to the customers. Mr. Schroeder stated that they had their senior chefs from their other location come to train the staff. They also stated that they plan to spend additional time at the location. They commented that they check the point of sale system regularly along with the cameras.

In the proposed agreement, there is a 3% increase for rent each June along with an additional amount for utilities proposed in the amount of \$1285 per month. They stated that they were in agreement with the additions in the agreement for a longer term agreement.

No public comment was received.

Member Featherston moved/Member DiLulo seconded to extend the agreement with Jason Schroeder and Collen Thompson, dba the Klub, through November 2026 with a 3% rent increase in June of each year and to pay a proportionate share of the utilities at \$1285 per month beginning December 2024. Motion carried (6-0).

V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO INTERVIEW CANDIDATES AND CONSIDER A PROFESSIONAL SERVICES AGREEMENT FOR THE HEAD GOLF PROFESSIONAL FOR THE GOLF COURSE. FOR POSSIBLE ACTION

President Bahr opened the item by stating that staff put out the request for proposals and had received 5 responses. Dayton Scott and William Womeldorf were chosen for in person interviews with the Board.

Dayton Scott commented that he is from the Spring Creek area and that his first job was as a cart kid for the Spring Creek Golf Course as well as working for the restaurant, the maintenance crew and graduated from Spring Creek High School. He was the assistant pro at Ruby View for 3 years, Golf Pro at Ruby View Golf Course for 1 year. He has since moved to Las Vegas and works for a high end resort course.

At his Las Vegas course, he has focused on merchandising and retail operations. He sees potential opportunities for the Spring Creek Golf Course as additional Junior Golf instruction,

assisted teacher, camps and merchandise.

In his first 90 days, he stated that he would like to review the tournament schedule for new potential tournaments by speaking with tournament coordinators.

He plans to graduate from the PGA program in early 2025.

He envisions working with the maintenance team, food & beverage and has experience sitting in on interviews for staff positions.

There was general discussion on increasing marketing, growing the membership and play including additional clinics and groups.

Mr Scott inquired about staffing availability for an assistant pro and the inventory guidelines for the position.

William Womeldorf stated that he heard about the position through the PGA representative. He stated that he is a Master Golf Pro since 1991 after playing High School and College Golf. He stated that a Master Pro requires additional credits and there are only 350 master pros.

He stated that he was familiar with the Golf Course and history and inquired with salesmen, PGA representatives and had spoke to Andrew Collins.

He stated that he has experience in all facets of running a golf course including tournaments, couples, juniors, marketing, and training of employees.

He stated that he would start by touring the golf course on his own with notes and pictures and then meeting with the superintendent to hear their plans. He stressed that there needed to be a good relationship with the maintenance staff.

There were discussions on his transitions from jobs every 5 to 6 years and he stated that his 5-10 year plan were to continue being a golf pro.

Board discussion after the interviews is that Dayton Scott does not meet the requirements yet and there would need to be benchmarks on credentialling. There were additional comments on the need for additional insurance coverages for camps and clinics.

There were concerns that Mr. Womeldorf transitions jobs every 5 years and how he would invest in the community.

It was discussed that staff could look at requirements and liability insurance

Member Featherston moved/Member DiLulo seconded to move forward with looking into a potential contract with Dayton Scott and that it be contingent upon him requiring all necessary credentials.

Member Featherston amended/Member DiLulo seconded to move forward with negotiating the terms for a professional service agreement with Dayton Scott contingent upon a satisfactory

background check and meeting required professional specifications. Motion carried (5-0), Vice Chair Hannum absent.

VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ACCEPT AND APPROVE THE 2023 FINANCIAL AUDIT PREPARED BY EIDE BAILLY, LLP. FOR POSSIBLE ACTION

President Bahr introduced the item that the 2023 financial audit, prepared by Eide Bailly, is before the Board for approval.

Teri Gage, Eide Bailly Audit Partner, was present. She stated that SCA has received the highest unmodified opinion and that the financial statements are fairly stated in all material aspects. She provided an overview of revenues, expenses, and assets of the Association.

When the Board approved the engagement letter with Eide Bailly, it also approved a single audit for funds received from Elko County. Ms. Gage was able to determine that there was not a single audit required for those funds, as they were not federal funds, which saved SCA money on the single audit.

No public comment was received.

Member Popp moved/Member DiLulo seconded to approve and accept the 2023 financial audit prepared by Eide Bailly, LLP. Motion carried (5-0), Vice Chair Hannum absent.

VII. REVIEW AND DISCUSSION OF THE PRELIMINARY 2025 SPRING CREEK ASSOCIATION BUDGET. NON-ACTION ITEM

President Bahr introduced the preliminary 2025 Spring Creek Association budget. Currently we would need about \$4 per month to balance the budget to provide the same services as 2024. She commented on high inflation being a factor in the increasing prices for all materials.

She commented on possible increases for items such as credit card fees, payroll difficulties with attracting and keeping good help, and expense decreases to help balance the budget. There were also expense increases for items such as water, property insurance and power based on historical trends.

There was general Board discussion regarding revenue and expense opportunities to help decrease the amount needed to balance the budget. The final budget will be considered in November.

No public comment was received.

No action was taken.

VIII. COMMITTEE OF ARCHITECTURE

A. COA REPORTS

NON-ACTION ITEM

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

B. VIOLATIONS – CONSENT AGENDA

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

The Board can pull out specific properties after review of their packet for further discussion. The Board can consent to take action together on those other properties that there has been no contact.

1. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 549 ASHCROFT DR (103-006-014) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

Member Featherston moved/Member Atkin seconded to table the violations at 549 Ashcroft Dr until November Motion carried (5-0), Vice Chair Hannum absent.

IX. APPROVAL OF MINUTES: FOR POSSIBLE ACTION

A. September 25, 2024, Regular Meeting Minutes

Member Popp moved/Member DiLulo seconded to approve the September 25, 2024, Regular Meeting Minutes as presented. Motion carried (4-0-1), Chair Featherston abstained, Vice Chair Hannum absent..

X. ACCEPT SEPTEMBER ASSESSMENT AND LEGAL RECEIVABLE REPORTS. FOR POSSIBLE ACTION

Treasurer Austin-Preston provided general comment on the report.

Member Popp moved/Member DiLulo seconded to accept the September 2024 Assessment and Legal Receivable reports as presented. Motion carried (5-0), Vice Chair Hannum absent.

XI. ACCEPT SEPTEMBER 2024 FINANCIAL REPORTS. FOR POSSIBLE ACTION

Treasurer Austin-Preston and President Bahr provided general updates.

Member Popp moved/Member DiLulo seconded to accept the September 2024 financial reports as presented. Motion carried (5-0), Vice Chair Hannum absent.

XII. MEETING SCHEDULE NON-ACTION ITEM

The next Regular Board of Directors meeting is scheduled for Wednesday, November 20 2024, at 5:30pm. The meetings may be held telephonically.

XIII. PUBLIC COMMENT ACTION SHALL NOT BE TAKEN

No public comment was received.

ADJOURNMENT

The meeting adjourned at 9:53 p.m.