



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Board of Directors
Wednesday, December 10, 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) via phone, Jody Atkin (Tract 200), Vice Chair Randy Mauldin (Tract 300), John Featherston (Tract 400)

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

ABSENT:

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.

William Greener, Tract 100, commented generally on the COA.

II. REVIEW, PRESENTATION AND POSSIBLE ACTION TO CONSIDER PARTICIPATING IN NEVADA'S INTEGRATED SOURCE WATER PROTECTION PROGRAM FOR THE DEVELOPMENT OF A COUNTY-WIDE COMMUNITY SOURCE WATER PROTECTION PLAN FOR PUBLIC WATER SYSTEMS IN ELKO COUNTY. *FOR POSSIBLE ACTION*

President Bahr introduced the item for the presentation about Nevada's Integrated Source Water Protection Program. Ethan Mason and Alison Cramer were present for the presentation.

Ethan Mason provided information on the Source water protection program and Nevada Well Head Protection program. This program is a voluntary, countywide approve to empower communities to develop and implement a local plan to protect their sources of drinking water. These items would include preserving the quality of the water sources and preventing contamination before it occurs with the development of the plan and action items. They are able to provide technical assistance and funding for the plan.

Alison Cramer provided an outline on developing a county-wide plan with a planning team, doing an inventory of water sources, reviewing risks to the water quality, and identifying protection area with an action plan and education resources.

They are requesting a letter of support to the Elko County Commission for the voluntary program and permission for SCA staff to join the planning team.

There was general Board discussion on the current contact with Great Basin Water as well as septic systems in the area as well as the additional regulations that would be implemented.

No public comment was received.

No action was taken.

III. REVIEW AND DISCUSSION OF THE AFTER-EVENT REPORT FROM THE ELKO COUNTY HIGH SCHOOL RODEO FOR THEIR RODEO HELD IN OCTOBER 2025 PER THE SCA DONATION POLICY. *FOR POSSIBLE ACTION*

President Bahr introduced the item that according to our donation policy, an after-event report is required from those who receive donations from SCA. Elko County High School Rodeo received a \$1500 donation for their event.

Trent Whitaker, Elko High School Rodeo, was present and stated that the event produced approximately \$18,000 profit with 155 contestants. He stated that there were a lot of compliments for the facility. He stated that the group looks forward to next year for their event.

No public comment was received.

No action was taken.

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

President Bahr introduced the item that we are proposing a memorandum of understanding with Elko County for them to take over the maintenance of the Parkways. The memorandum was sent back to the County with the Board's suggested revisions. There has been no response to multiple emails sent to the County for comment.

No public comment was received.

No action was taken.

V. REVIEW AND DISCUSSION OF PRELIMINARY INFORMATION FOR THE SCA RESERVE STUDY. *FOR POSSIBLE ACTION*

President Bahr introduced the item that part of the Strategic Plan goals was to complete a Reserve Study for Major Future Repairs and Replacement of assets of the Association.

Staff has begun the review of all of the components included in the study through 2021 and the asset additions made through 2025. We anticipate there to be over 750 components and this review is also removing items that have been disposed and no longer need to be accounted for in the study.

The current audit report was discussed and the Major Components for the Association are tracked and reported yearly. Currently, the report states that there is over \$16,800,000 in major components with approximately \$4,000,000 that is specifically attributed to roads. As there is on-going maintenance on the roads as a part of the Pavement Preservation Plan, those roads would not be considered in the total for the major components for repair and replacement.

The Reserve program currently lists full replacement costs of all components included to be over \$8,000,000, but it is understood that there are items added in subsequent years that will likely bring that total to closer to \$13,000,000. Once we complete the update, the software is able to provide us with many reporting options to understand inflationary factors and cash flows needed to complete replacements over the next few years.

Currently, the Reserve Fund balance will be approximately \$2,000,000 once current projects are complete, so it is prudent the Board will work to build back up the Reserve for the major repairs and replacements in the coming years.

No public comment was received.

No action was taken.

VI. REVIEW, PRESENTATION AND POSSIBLE ACTION TO CONSIDER A PROPOSAL FROM LOGAN BILLIN, LINKAN ENGINEERING, REGARDING A WATER TREATMENT PLAN FOR THE SPRING CREEK MARINA. *FOR POSSIBLE ACTION*

President Bahr introduced the item that Linkan Engineering has provided a proposal regarding a water treatment plan for the Spring Creek Marina.

Logan Billin, Linkan Engineering, was present and provided a presentation regarding their two-pronged approach – algae bloom inhibition and primary treatment through the use of ultrasonic emitters and ozone oxidation to remove nutrients. He provided specific information regarding the oxidation using aeration with ozone as being a more powerful and faster disinfection than compressed air and chlorine. They commented that the current treatment methods being used are insufficient. They commented that the Marina is an unhealthy body that has too many nutrients and that causes the sludge and ultimately the duck mites from the nails.

The Scope of work included in the presentation includes Task 100 – 2 weeks - \$128,990 - Construction and Commissioning – which would include the construction management for the project, electrical, system installation, and commissioning. Task 200 – 7 months - \$105,000 - would be the Operations and Monitoring of the system. This task would also include sediment mapping and electrical and mechanical support. Task 300 – 1 week – \$11,100 - Demobilization and Report – which would include winterizing the system, demobilization, and a detailed end of season report with metrics, photos and recommendations.

They provided general information on the cost of the equipment to be used for the project at approximately \$350,000, which Linkan would own, and the other costs could be met by SCA or they are looking at fundraising opportunities.

There was general discussion that the costs for 1 year would be approximately \$245,000 for 1 year of treatment and they expect that the treatment to take two years. The second year of treatment would cost approximately \$105,000 as the construction and commissioning would be completed in the first year. Once the muck layer is gone, there is an on-going need to treat as nutrients will be reintroduced, but it could be scaled back after initial treatments.

There was further discussion on the use of ozone and its safety for animals and humans. They commented that ozone is regulated by OSHA.

They commented on the previous proposal that included dredging and that would no longer be required because of the use of ultrasonic. There was also general discussion on whether an environmental impact statement was planned and it is not included in the plan at this time.

There are exclusions in the plan that included trenching and repaving. There would be ongoing operating expenses such as an estimated electric bill for the operating months of \$4,000.

No public comment was received.

Member Featherston moved/Member Atkin seconded to have staff move forward and work with Linkan Engineering to work out the details of the project and next steps. Motion carried (7-0)

VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER RAISING GOLF COURSE GREEN FEES, CART RENTAL FEES, TOURNAMENT FEES, AND ANNUAL PASS FEES. FOR POSSIBLE ACTION

President Bahr introduced the proposal to include fees at the Golf Course. Travis Mahlke, Golf Course General Manager, was present and stated that we had done comparisons to Ruby View prices and we still remain below their pricing for passes and green fees. He suggested adding a young adult pass option for the annual passes.

The proposed increases are as follows:

Annual Passes – Increase single passes by \$25 and couples by \$50 for Property Owner and Non-Property Owner. Addition of Young Adult pass at \$250 per year.

Green Fees – Increase green fees by \$2 for 9 holes, 18 holes, and Twilight for Property Owner and Non-Property Owner. Add new additional twilight times from 12p-3pm at \$22 for property owner and \$29 for Non-Property Owner.

Tournament – Increase from \$40 to \$44.

Cart Rentals – Increase \$1 per seat for 9 holes and \$2 per seat for 18 holes. Increase twilight by \$1 and no changes to the non-playing riding fees.

No public comment was received.

Member Featherston moved/Member Young seconded to accept the golf fees increases as proposed with the addition of a \$250 per year Young Adult pass regardless of their property owner status. Motion carried (7-0).

VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER AN ADDENDUM TO THE RENTAL HOUSE AGREEMENTS TO INCLUDE FUTURE PAYMENTS OF WATER UTILITIES AT THE RESPECTIVE PROPERTIES. FOR POSSIBLE ACTION

President Bahr introduced the item to consider an addendum to the rental house agreements to include future payments of water utilities. Great Basin Water service was installed at the Ryan Ranch House that was previously on a well. The Horse Palace House agreement currently does not require the renter to pay for water service.

It was suggested to consider an addendum to help off set the costs of water utility for the Association. There should be a consideration at the Horse Palace House that there is landscaping at the house as well as consideration for the pasture rental at the Ryan Ranch House when setting the prices for the addendum.

It was suggested to use the average “winter” cost for the properties for water and have that monthly charge in addition to the rent for water usage. The additional usage above those averages for the summer or pasture items could then be SCA or the pasture users responsibility each month.

No public comment was received.

Member Featherston moved/Member Atkin seconded to move forward with the proposed addendum for water utility charges at the Ryan Ranch and Horse Palace House as proposed. Motion carried (7-0).

IX. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER PURCHASING A BOOM-LIFT USING REALLOCATED CARRY-FORWARD FUNDS. FOR POSSIBLE ACTION

President Bahr introduced the item to consider purchasing a boom-lift using reallocated carry-forward funds. It was discussed that purchasing this piece of equipment provides both cost savings and operational efficiencies. We have multiple needs including light poles, lights in the Horse Palace, cameras, Golf Course netting and items at the Sports Complex that all require a lift for maintenance and repair.

Staff has located an articulating boom lift from United Rentals in Boise for \$20,349. We sought

3 alternate bids for the same model of lift for comparison. It was discussed to have the dealer provide a total cost of ownership and all maintenance records.

No public comment was received.

Member Martindale moved/Chair DiLulo seconded to approve the purchase of a boom-lift using reallocated carry-forward funds from United Rentals for \$20,349.00. Motion carried (7-0).

X. REVIEW, DISCUSSION AND POSSIBLE ACTION TO SET THE REGULAR MONTHLY MEETING DATES OF THE BOARD OF DIRECTORS FOR 2026 PURSUANT TO BYLAW 5.4. **FOR POSSIBLE ACTION**

President Bahr introduced the item to set the regular monthly meeting dates pursuant to Bylaw 5.4. Staff proposed the following dates:

- January 28, 2026**
- February 25, 2026**
- March 25, 2026**
- April 22, 2026**
- May 27, 2026**
- Annual Property Owners Meeting – June 6, 2026**
- July 22, 2026**
- August 26, 2026**
- September 23, 2026**
- October 28, 2026**
- November 18, 2026**
- December 9, 2026**

No public comment was received.

Member Featherston moved/Member Atkin seconded to set the regularly monthly meeting dates of the Board of Directors for 2026 pursuant to Bylaw 5.4 as proposed. Motion carried (7-0).

XI. 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

Vice Chair Mauldin moved/Member Whitson seconded to dismiss the violations for items #2 and 21. Motion carried (7-0).

Vice Chair Mauldin moved/Member Atkin seconded to move the consent agenda forward and refer the violations to legal counsel and uphold the fines for items 2, 6, 10, 15, 17, 18, and 19. Motion carried (7-0).

Items 3, 4, 5, 8, 12, 13, 14, 16, and 20 were tabled until the next meeting.

1. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 24 LAWNDALE CT (104-001-017) 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 258 SPRING VALLEY PKWY (201-003-001) 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 279 FLORA DR (106B-001-002) 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 316 ASHCROFT PL (103-006-026) 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 394 RAMAH PZ (202-029-023) 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 398 EDGEBROOK DR (106B-005-030) 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 436 COUNTY CLUB PZ (106C-004-023) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

Secretary Duncan provided background regarding the nuisance for dogs at large. William Greener, property owner, was present via phone. The property owner stated that he had gotten rid of the dog in question in October and does not own the dog in the complaint. There was further discussion on whether the property owner was breeding and he stated that the dog had been spayed and he had gotten rid of the dog that was causing the issues. The property owner making the complaint was not present.

Attorney McConnell provided clarification that the COA had found a nuisance and the question would be whether the nuisance was abated.

It was discussed that the COA Secretary should contact the complainant and recommend tabling the item until next month.

No action was taken.

8. **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.**

9. **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 has been in violation since February of 2025. The property owner, Amber Moon, was present and stated that she has an additional buyer for the conex and is asking for additional time for removal.

The item was tabled until next month.

No action was taken.

10. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 502 SPRING VALLEY PKWY (202-018-027) 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 531 SHADYBROOK DR (304-008-025) 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 March of 2025. The item was tabled last month.

The property owner, Taylor Grisham, was present with abatement plan. He stated that he has remained in contact and attended all required meetings. They currently have 3 horses on 1.11 acres and the neighbor at 523 Shadybrook was willing to provide written consent to have a horse on their property. It was discussed that the COA Secretary would review the plan to ensure compliance and there should be a contract between the properties for the agreement.

Public comment

Cailey Grisham asked how big the pen needed to be on the property for the horses.

Member Atkin moved/Member Featherston seconded to allow the property owners at 531 Shadybrook Drive (304-008-025) to put a horse on the neighbor's property at 523 Shadybrook Dr and create an agreement that is approved by staff and legal and if not sufficient to come back on the next month's agenda. Motion carried (7-0).

12. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 533 GYPSUM DR (202-021-001) 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 703 PALACE PKWY (403-018-066) 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 709 PARKRIDGE PKWY (202-003-039) 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 812 SPRING VALLEY PKWY (202-011-007) 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 815 OAK CREEK CR (402-009-034) 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 833 SPRING VALLEY PKWY (202-013-013) 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 869 SPRING VALLEY PKWY (202-022-002) 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 903 SPRING VALLEY PKWY (202-028-017) 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 938 SPRING VALLEY PKWY (201-006-029) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.
 21. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 942 SPRING VALLEY PKWY (201-006-031) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

XII. 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:**
November 12, 2025 Regular Meeting Minutes
- B. ACCEPT NOVEMBER 2025 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.**
- C. ACCEPT NOVEMBER 2025 FINANCIAL REPORTS.**

No public comment was received.

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

XIII. MEETING SCHEDULE

NON-ACTION ITEM

The next Regular Board of Directors meeting is tentatively scheduled for Wednesday, January 28, 2026, at 5:30pm. The meetings may be held telephonically.

XIV. PUBLIC COMMENT

ACTION SHALL NOT BE TAKEN

Michael Clark, 833 Spring Creek Parkway, commented via phone regarding the conex issues. He was advised on the action of the Board.

ADJOURNMENT

The meeting adjourned at 8:45 p.m.