



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

The Spring Creek Association Board of Director's will hold their Regular Meeting Wednesday, July 27, 2016 at the Spring Creek Association Office, 451 Spring Creek Parkway, Spring Creek, NV beginning at 5:30 p.m. (PST). There may be a quorum of the Committee of Architecture present at the meeting.

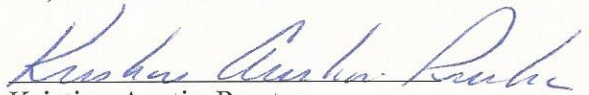
Attached with this Notice is the Agenda for said meeting of the Board of Director's.

This notice is to be posted at the following places no later than July 22, 2016:

**SCA Office-www.springcreeknv.org
Khoury's Market Community Board
Khoury's Fresh Market Community Board
SCA Horse Palace
Country Club Shell**

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 451 Spring Creek Parkway, Spring Creek, Nevada 89815 or by calling (775) 753-6295 at least 48 hours prior to the scheduled meeting.


Kristine Austin-Preston
Corporate Treasurer
July 21, 2016

**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS
REGULAR MEETING
WEDNESDAY, JULY 27, 2016, AT 5:30 P.M., P.S.T.
AT THE SPRING CREEK ASSOCIATION OFFICE
451 SPRING CREEK PARKWAY, SPRING CREEK, NEVADA
AGENDA**

Board of Directors

Tract

**Josh Park-(100) Jim Jefferies- (200)
Pat Plaster-(300) Paddy Legarza-(400)**

At-Large

Mike McFarlane-Chairman, Travis Mahlke-Vice Chair, Paul McAnany

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

I. COMMENTS BY THE GENERAL PUBLIC

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 five (5) minutes per person.

ACTION SHALL NOT BE TAKEN

II. ELECTION OF OFFICERS FOR THE JULY 2016-JUNE 2017 TERM:

FOR POSSIBLE ACTION

- A. Acceptance of nominations and election of a Director to serve as the Chairperson of the Board of Directors.**
- B. Acceptance of nominations and election of a Director to serve as the Vice-Chairperson of the Board of Directors.**

III. DISCUSSION AND POSSIBLE ACTION TO APPROVE SIGNATURE AUTHORITY TO THE ELECTED 2016-2017 CHAIRPERSON AND VICE-CHAIRPERSON AND TO REMOVE SIGNATURE AUTHORITY FOR THE 2015-2016 CHAIRPERSON AND VICE-CHAIRPERSON FOR SCA ACCOUNTS AT NEVADA STATE BANK, MORGAN STANLEY/SMITH BARNEY, ELKO FEDERAL CREDIT UNION AND US BANK.

FOR POSSIBLE ACTION

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER VARIABLE GOLF RATES AND SPECIALS FOR THE GOLF COURSE AND MATTERS RELATED THERETO.

FOR POSSIBLE ACTION

V. REVIEW, DISCUSSION, AND POSSIBLE APPOINTMENT TO FILL THE TWO (2) VACANCIES ON THE COMMITTEE OF ARCHITECTURE.

FOR POSSIBLE ACTION

VI. REVIEW, DISCUSSION, AND POSSIBLE APPROVAL OF A PROPOSED TEST WELL IN THE 400 TRACT BY SPRING CREEK UTILITIES AND MATTERS RELATED THERETO.

FOR POSSIBLE ACTION

VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO AWARD A CONTRACT FOR SERVICES TO ADDRESS THE ISSUES OF ENVELOPE PERFORMANCE, DESIGN A RECOMMENDATION TO REMEDIATE CURRENT PROBLEMS, AND PROPOSE A

PRIORITIZED LIST OF ITEMS TO BE ADDRESSED TO IMPROVE FUNCTIONALITY OF THE HORSE PALACE BUILDING AND GIVE SUGGESTED COST SOLUTIONS AND MATTERS RELATED THERETO. *FOR POSSIBLE ACTION*

- A. 15 Minute Presentation by Lombard-Conrad Architects-Nevada, Ltd
- B. 15 Minute Presentation by A.M, Engineering, LLC
- C. 15 Minute Presentation by Michael Clay Corporation (via conference call)

VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO AWARD A CONTRACT TO PERFORM AN ALTERNATIVES ANALYSIS, FEASIBILITY REPORT AND SPECIAL DISTRICT FORMATION SERVICES FOR THE SPRING CREEK ASSOCIATION. *FOR POSSIBLE ACTION*

- A. 15 Minute Presentation by Hansford Economic Consulting
- B. 15 Minute Presentation by Lumos & Associates
- C. 15 Minute Presentation by A.M. Engineering, LLC

IX. REVIEW, DISCUSSION, AND POSSIBLE APPROVAL TO PURCHASE A USED 1998 INGERSOLL RAND MODEL PT125R 9-WHEEL PNEUMATIC ROLLER AND MATTERS RELATED THERETO. *FOR POSSIBLE ACTION*

X. REVIEW, DISCUSSION AND AUTHORIZATION TO WITHDRAW NECESSARY FUNDS FROM THE MORGAN STANLEY CLUBHOUSE RESERVE AND CAPITAL RESERVE FOR THE PURPOSE OF FUNDING THE FAIRWAY COMMUNITY CENTER AND MATTERS RELATED THERETO. *FOR POSSIBLE ACTION*

XI. DISCUSSION AND POSSIBLE ACTION TO APPOINT KRISTINE AUSTIN-PRESTON AS CORPORATE SECRETARY OF SPRING CREEK ASSOCIATION AND MATTERS RELATED THERETO. *FOR POSSIBLE ACTION*

XII. REVIEW, DISCUSS AND CONDUCT THE 6 MONTH PERFORMANCE EVALUATION FOR THE PRESIDENT/GENERAL MANAGER, JESSIE BAHR, INCLUDING ANY MODIFICATIONS TO THE EMPLOYMENT CONTRACT AND MATTERS RELATED THERETO. *FOR POSSIBLE ACTION*

XIII. COMMITTEE OF ARCHITECTURE
A) Reports

NON-ACTION ITEM

XIV. STAFF REPORT:

NON-ACTION ITEM

Staff will provide a status report to the Board on routine business operations including, but not limited to; department progress on projects, member complaints and other matters related thereto.

XV. APPROVAL OF MINUTES:

FOR POSSIBLE ACTION

May 25, 2016, Regular Meeting Minutes and June 18, 2016 Special Meeting Minutes

XVI. ACCEPT MAY 2016 AND JUNE 2016 SPRING CREEK ASSOCIATION'S ASSESSMENT AND LEGAL RECEIVABLE REPORTS. *FOR POSSIBLE ACTION*

XVII. ACCEPT MAY 2016 AND JUNE 2016 FINANCIAL REPORTS. *FOR POSSIBLE ACTION*

XVIII. MEETING SCHEDULE

NON ACTION ITEM

The next Regular Board of Directors meeting is scheduled for Wednesday, August 24, 2016 at 5:30 pm.

XV. BOARD OF DIRECTOR COMMENTS

NON-ACTION ITEM

This time is devoted to comments by the Board of Directors for general information or update purposes. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.

XVI. ADJOURNMENT

NOTE: The Chairman or Vice Chairman reserves the right to change the order of the agenda and if the agenda is not completed, to recess the meeting and continue on another specified date and time. From time to time there may be information that is considered sensitive or confidential and will not be included in Director Packets. Directors have a responsibility to call or otherwise arrange a meeting with staff to review any sensitive or confidential information before the meeting.

NOTICE TO PERSONS WITH DISABILITIES

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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 July 27, 2016 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, 451 Spring Creek Parkway, Spring Creek, NV 89815
Date: 7-21-16 Time: 9:14am KAP
2. Khoury's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815
Date: 7-21-16 Time: 10:08 CA
3. Khoury's Fresh Market, 278 Spring Creek Parkway, Spring Creek, NV 89815
Date: 7-21-16 Time: 10:47 CA
4. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV 89815
Date: 7-21-16 Time: 10:41 CA
5. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815
Date: 7-21-16 Time: 11:36

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

DATED this 21 day of July, 2016.

By Christine Jenkins
Name: Christine L. Jenkins
Title: security