



***Facilities:***

**Community Center:** The Community Center is moving forward quickly. The parking lot paving is complete, sheet rock is going up, cart paths are being paved. Internally we are finalizing the Community Center budget, ordering what is needed, developing the transition plan as well as grand opening plan. The Fairway Community Center is still on target to be opened mid- December.

**Horse Palace Design Study:** LCA will be presenting the final document in regards to the Horse Palace Design Study at the November 2016 board meeting.

Summary: The Spring Creek Horse Palace is located at 670 Bronco Drive in Spring Creek, Nevada. The Horse Palace, constructed in 1972, is a 335-foot by 185-foot by 24-foot pre-engineered metal building and also includes a 20-foot by 60- foot by 15-foot main entry, patron cueing and administration spaces. The building consists of dirt floor arena, spectator grandstands and mezzanine, cafe/kitchen, bar, announcer and rodeo official viewing areas, administrative offices, patron cueing entry and support spaces.

Public access is through controlled entry via the patron cueing area on the northwest side of the facility. Parking is provided on the northwest and northeast sides of the facility. Livestock corrals/pens are located on the southwest side and provide direct access into the arena.

This facility has hosted several events including rodeo and equestrian; motocross, archery shoots and concerts. Association members regularly use this facility for equestrian training and practice.

The Homeowner's Association desires to better utilize the Horse Palace as a truly multi-purpose facility year-round.

Usage of the facility during inclement weather is hampered by the condition of the building shell and HVAC systems. Maintenance of the building has been inadequate due to limited funding availability and allocation of funding necessary.

The evaluations, analysis and recommendations presented in this report are made based on a visual, non-destructive inspection of the facility conducted on August 25, 2016 by the architectural and engineering team and review of available original construction documents. Some components of the building are not visible or readily accessible; therefore it is possible that conditions other than those listed in this report may exist.

This report does not include evaluation of the cafe/kitchen, bar, mezzanine spectator area, announcer/rodeo official viewing stands/booths, office areas, restrooms and support spaces or fencing. ADA analysis is limited to exterior doors and related floors/concrete stoops.

***Operations:***

**COA:** The COA rules and regulations are finalized and were approved at the October 11, 2016 COA Meeting. These have been posted to the SCA Website and we put out a Face Book post regarding the changes. This will conclude our changes at this time.

The COA Member policies and procedures will be finalized at the November 8th COA meeting, and the COA Members "Request to Serve" letters for the 2017 term have been sent out..

Door to Door Solicitation – the signs have been ordered, they have been placed at the entrances of each tract just below the no hunting signs.

Boundary Fence Signs – we have ordered about a dozen signs that are currently being attached to the SCA boundary fence in “problem” areas at this point. Some of the areas where people have been cutting the fence to access Lower Lamoille Rd such as on Edgewood Ave., Edgewood Dr., and Deerbrush Dr. Also on Pleasant Valley Rd. D’Ann has asked Jared to place sign one every couple hundred feet down that fence as there are areas of that fence that have been cut recently and in past by property owners.

Contractors Agreement and Contract – this is still under review by Katie McConnell to require a deposit for SCA Road damage/repair.

D’Ann and Jared (Asst. Road Supervisor) have been working together to inform contractors as issues are noted regarding mud on the roads, overbuilt driveways, etc.

Jared and Security have been diligently reviewing Utility ROW permit areas for repair/proper repair after completion of the project, reports are turned in to D’Ann and she in turn notifies the entity/utility that handled the job if further repair is needed. There has been positive and efficient response to this program.

ATV Ticketing – we are still waiting to ensure that we have the ability without liability, we would then order “tickets” and begin enforcement with Security

D’Ann has been working very aggressively with the new violation program and has sent out 438 letters to date. There have been a few bugs to work out regarding letter formatting, but these have been fixed and overall the program is still working exactly as expected.

D’Ann is scheduled to be in the field daily for the next couple of weeks and will have a complete review of the entire HOA by the end of November.

**Roads and Maintenance:** Road and maintenance staff is focusing on patching and shouldering up additional roads, winterizing facilities, and preparing for the snow. We now should have ample staff ready with CDL’s to help with snow removal and backup additional parts and equipment are ready in case a truck goes down.

**General Plan:** The draft general plan for the Association will be presented at the November board meeting for review and comment.

**Weed Management:** The SCA recently meet with a few agencies to review the weeds concern not only in Spring Creek but in the County. The next steps will be Steve Foree getting a meeting set with the County to review the plan and next steps. Representation was present from the following agencies:

Steve Foree – Department of Wildlife – Eastern Region Habitat Supervisor

Andi Porreca – Cooperative Weed Management Area – Coordinator

Jaime Jasmine – Natural Resources Conservation Service – District Conservationist

Brien Park - Natural Resources Conservation Service – Soil Scientist

The goal of the meeting was as follows:

Understand timing of weed spraying (possible use of pre-emergent), mowing, and targeting species with certain chemicals before next Spring.

Understand what the Association can do now to control weeds and if mowing and chemical spraying is still effective.

How to get all agencies involved in one effort to control weeds including County, SCA, State, Lamoille Conservation, NDOW, Coop. Extensions, NRCS etc.

Develop plan with all entities in the County

### ***President's Committees:***

**Municipalities Committee:** Hansford Consulting has been working with Association staff to move forward with the Municipalities Study. The Association should receive a draft to review by the end of the year, early 2017.

**Water Committee:** Jessie Bahr recently met with a few companies regarding drafting a BDR to be presented to John Ellison and the LCB for the legislative session in 2017 in regards to loopholes in legislation and water. The BDR will be sent to John Ellison by November 15<sup>th</sup> to move forward.

It has also come to the Associations attention that there is a large issue with UI and reading the meters of many Spring Creek Association members. At the last board meeting, UI was present and addressed some concerns.

From here, Utilities Inc. will be setting up a follow-up meeting on November 15<sup>th</sup> at Spring Creek Elementary School at 6 pm to answer additional questions. The Association has requested the presence of the PUCN, Senator Goicoechea, and Assemblyman John Ellison as well. Below is a list of questions and other items we would like to see fully addressed.

If you have additional questions or concerns, please email James Eason (Utilities Inc. VP who was speaking at the meeting last night) directly at [jteason@uiwater.com](mailto:jteason@uiwater.com) or call him directly at 775-337-1001.

If you feel you are still getting nowhere you can contact the PUCN directly or BCA:

Public Utilities Commission: [puccompliance@puc.nv.gov](mailto:puccompliance@puc.nv.gov) or mail to 1150 E. William St. Carson City, NV 89701-3109 or Call 775-684-6100

Bureau of Consumer Affairs: [http://ag.nv.gov/Complaints/File\\_Complaint](http://ag.nv.gov/Complaints/File_Complaint)

#### Questions From Meeting:

1. When did these “misreading” begin and what EXACTLY happened?
2. How many residents were effected and do you know this for a fact?
3. What specific actions are going to be taken to ensure these issues do not happen in the future? Photos of each meter when they are read? New software?
4. What is UI doing now to mitigate this problem with the residents specifically?
5. How will UI communicate this problem to all residents? What other PR will be out there including encouraging everyone to check their bills.
6. How does UI know June is an accurate reading and not just an estimate? Can you show specific proof for each resident?
7. This issue is an operational mess up on UI part, why should the residents have to back pay? Can you prove the water was actually used?
8. Can you provide a detail to every resident that this affected and show you have non-estimated numbers?
9. Why is there no process of checks and balances in place since you have a high turnover rate as noted?
10. What is the PUCN’s role in this and what was decided on their end? Where is the plan?
11. Communication is lacking – call centers are all saying something different, why is there not one number and same plan to all so we are not confused?
12. Are you shutting off peoples water if they do not pay?
13. Are you attempting to put in payment plans for residents? How will that work?
14. How can you establish when the readings became accurate?
15. You mentioned there is air in the lines, specifically in the 400 tract, which is likely going through the meters. Why are residents paying for air instead of water which the meters are reading?
16. When is the next rate increase and when will you be applying? Will this issue effect your loss in profits and turn back around to the rate payers?
17. How can residents request a meter read and be present for the read?
18. How can residents track their own consumption to compare your reads vs. what they saw.
19. Why are there no courtesy calls when you see these outrageous trends? You have a robodial system?
20. How can a resident request a new meter on their lot?
21. Residents need a clear understanding of what an IRP is, what is the relationship with UI and the PUCN as well as understanding how the rate cases are decided.

### ***Utilities Inc. Updates on Projects***

Replace Tank 106 (on Holyoke) - Project delayed to 2018 Replace High Tank (on Holiday) -Project delayed to 2019.

Well # 8 - Test well bids received from three contractors on 9/16. Award expected week of 9/19. Need to final with SCA regarding test well site permissions. In progress.

Well #12 - Rehabilitate well. Partial rehabilitation complete. Will resume in the fall. In progress.

Well #9 - Rehabilitate well. Tentative.

Well Monitoring Equipment -In work, completion date extended to 10/31/2016. In progress, 4 of 12 wells remain to be completed

103 Generator - Completed.

Twin Tank B - Blast & re-coat tank -Completed.

Cathodic Protection (4 tanks) -. Completed.

Well #4 (Oakshire), #10 (Flora Ct) - Rehabilitate wells. Will resume in the fall. On schedule, 11/30 tentative completion date. In progress.

### ***Events:***

- Trunk or Treat Update
- Grand Opening Plan: Details and initial planning update

**Respectfully Submitted,**

Jessie Bahr, Spring Creek Association President/ General Manager