

**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS
SPECIAL MEETING MINUTES
SATURDAY, JUNE 17, 2017, 12:30 P.M., P.S.T.
SPRING CREEK ASSOCIATION OFFICE
401 FAIRWAY BLVD., SPRING CREEK, NV 89815
AGENDA**

CALL TO ORDER: Chairperson Paddy Legarza (400) Called the Meeting to Order @ 12:31 P.M.

DIRECTORS PRESENT: Vice Chairperson Josh Park (100), Directors, Pat Plaster (300), Jim Jefferies (200) Directors-At-Large: Mike McFarlane, Travis Mahlke,

DIRECTORS ABSENT: Paul McAnany (At-Large)

CORPORATE OFFICERS PRESENT: Jessie Bahr – SCA President
Kristine Preston – SCA Treasurer

CORPORATE OFFICERS ABSENT: None

ATTORNEY PRESENT: Katie Howe McConnell

PLEDGE OF ALLEGIANCE:

I. COMMENTS BY THE GENERAL PUBLIC: None.

II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE 2016 FINANCIAL AUDIT PREPARED BY TERI GAGE, EIDE BAILLEY LLP AND MATTERS RELATED THERETO. Teri Gage of Eide Bailley LLP introduced the agenda item and reviewed the details of the 2016 Financial Audit Report. She stated the Financial Audit report had a clean opinion and that the Spring Creek Association has a Fund Balance of \$9.9 million including \$4 million in cash and \$6 million in property, plants/buildings and equipment. Cash and investments decreased due to the construction of the Fairway Community Center. Property assessments and transfers have increased. Golf Course revenue has shown a decrease whereas General Expenses have experienced an increase. Utility expenses have declined mostly in water expense. The Horse Palace expenses have increased largely due to the design study report performed on the structure by Lombard-Conrad Architects. Maintenance costs are increased due to the increase in hot mix use and the repairs made to a larger number of roads in 2016. Ms. Gage included charts detailing Operating and Assessment Revenues, Operating Expenses by category, total Fund Balances and Cash & Investments balances. No public comment was offered. Vice Chair Park moved to approve the 2016 Financial Audit prepared by Teri Gage of Eide Bailley LLP and matters related thereto as presented. Director Jefferies seconded the motion. The vote was called; the motion carried 6-0.

III. PRESENTATION OF APPRECIATION OF SERVICES PLAQUES TO PAUL MCANANY, MIKE MCFARLANE, AND TRAVIS MAHLKE. President Bahr introduced and commented on the presentation of plaques in thanks and appreciation to Mike McFarlane, Travis Mahlke and Paul McAnany for their service to the community on the Board of Directors of Spring Creek Association. Chair Legarza presented the plaques and expressed her appreciation for their service, commenting that a lot has been accomplished for the community during their tenure as Board members and the community looks forward to the future based on the contributions these gentlemen have made.

IV. REVIEW, DISCUSSION AND POSSIBLE APPROVAL TO PURCHASE A NEW ENGINE FOR THE KUBOTA M7040DT TRACTOR AND MATTERS RELATED THERETO. President Bahr

BOD SPECIAL MEETING MINUTES – JUNE 17, 2017

introduced the agenda item and detailed the background on the need to purchase a new engine along with the bid for the cost of the new engine. She indicated that current SCA Maintenance staff would perform the task of the new engine installation so labor savings are a benefit to the cost of replacement. No public or Board comment was offered. Vice Chair Park moved to approve the purchase of a new engines for the Kubota M7040DT Tractor. Director Plaster seconded the motion. The vote was called; motion carried 6-0.

- V. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE LISTING PRICE AND OR POSSIBLE ACCEPTANCE OF OFFERS ON PROPERTIES LISTED FOR SALE WITH ELKO REALTY INCLUDING 451 SPRING CREEK PARKWAY, 244 COUNTRY CLUB PARKWAY, LOT BEHIND THE OLD OFFICE, AND 734 PARKRIDGE PARKWAY AND MATTERS RELATED THERETO.** President Bahr introduced the agenda item and explained the offers. Two offers have been made on 244 Country Club Pkwy. that had an original listing price of \$85,000. Elko Realty had suggested that the listing price be lowered to attract more interest. The offers tendered on 244 Country Club Parkway for are \$65,000 and \$72,500. No public comment was offered. Vice Chair Park suggested that acceptance the higher offer was logical.

Vice Chair Park moved to accept the offer of \$72,500 by Todd and Karen Peterson for the purchase of the property listed at 244 Country Club Pkwy. Director Jefferies seconded the motion. The vote was called; the motion carried 5-0-1 (Director Mahlke).

Elko Realty suggested lowering the list prices of the following SCA properties after July 5th, 2017.

- 1) 451 Spring Creek Parkway originally listed at \$225,000 and there have been five (5) showings but no offers tendered. It is recommended the asking price be lowered to \$219,900.
- 2) 734 Parkridge Pkwy asking price is recommended to be lowered to \$12,000.
- 3) The lot located behind the old SCA offices is recommended to be lowered to \$12,000.

Vice Chair Park moved to reduce the list prices of 451 Spring Creek Pkwy, 734 Parkridge Pkwy and the lot behind the old SCA offices to the amounts recommended by Elko Realty. Director McFarlane seconded the motion. The vote was called; the motion carried 6-0.

- VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO PURCHASE SOCCER GOALS FOR SCHUCKMANN'S SPORTS COMPLEX AND MATTERS RELATED THERETO.** President Bahr introduced the agenda item and provided background information calling attention to the detail provided in the Board of Director packets. The soccer goals currently at Schuckmann's are owned by AYSO and they have indicated they have safety concerns. Attorney McConnell stated that AYSO asks that SCA should act as guarantor but she stated that in her opinion, SCA should not act as guarantor. She did clarify that SCA could enter into an agreement if SCA does in fact purchase the new goals. She stated there is no benefit to SCA to have this agreement. She stated that AYSO was requesting a decrease in the per player use fee. Jonathan with AYSO stated they have no problem with other groups using their goals at Schuckmann's but stated their concern is liability. President Bahr stated the right of refusal proposed in the agreement needs the right protections in place. It was noted the goals are moved regularly for landscaping by SCA staff. Attorney McConnell also stated that if SCA purchases new goals, SCA staff would move the goals and secure them which puts SCA in control. SCA owns the land and schedules the use of the facility. We do not want to be involved in AYSO personal property issues. Director McFarlane stated that in his opinion the hardware that goes with the park should be under our control. Public comment was offered by Tanner Rios who had coached with AYSO. He stated that he coaches on his own now and that his group has put together a travel team. He stated that his travel team are having issues using fields because AYSO own the goals. He also stated that the kids playing on his travel team also play for AYSO and participate in AYSO tournaments and those kids pay their fees to play in AYSO. Mr. Rios stated they are willing to set up their own goals and use their own soccer nets, removing the AYSO goals/nets out of the way, but that at some point in moving the goals back and forth, someone is going to get hurt. He suggested that the SCA purchase new goals to be used by everyone but that the soccer goal nets are usually what get damaged and

BOD SPECIAL MEETING MINUTES – JUNE 17, 2017

everyone should provide their own nets. AYSO suggested the new goals could be chained to the fences. Discussion ensued about which goal product was preferred and the best offer. No other Board comment was offered. Vice Chair Park moved to purchase new soccer goals for the Schuckmann's Sports Complex from Score Sports. Director McFarlane seconded the motion. The vote was called; the motion carried 6-0.

VII. BOARD OF DIRECTOR COMMENTS: None

VIII. MEETING ADJOURNMENT: 1:15 P. M.