

**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS
REGULAR MEETING MINUTES
WEDNESDAY, AUGUST 23, 2017, 5:30 P.M.
SPRING CREEK ASSOCIATION OFFICE
401 FAIRWAY BLVD., SPRING CREEK, NV 89815**

CALL TO ORDER: Chair Josh Park (Tract 100) called the Meeting to order at 5:30 p.m.

DIRECTORS PRESENT: Vice Chair Pat Plaster (Tract 300), Directors: Jim Jefferies (Tract 200), Paddy Legarza (Tract 400); At Large Directors: Tom Hannum, Molly Popp, Jake Reed

DIRECTORS ABSENT: None

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

ATTORNEY: Katie Howe McConnell

PLEDGE OF ALLEGIANCE:

I. COMMENTS BY THE GENERAL PUBLIC: None.

VI. REVIEW, DISCUSSION AND POSSIBLE ACCEPTANCE OF AN OFFER AND/OR COUNTEROFFERS OR NEGOTIATIONS WITH THE ELKO COUNTY SCHOOL DISTRICT REGARDING THE PURCHASE OF 250 PARKCHESTER DRIVE, COMMONLY KNOWN AS 106D AND MATTERS RELATED THERETO. *Agenda Item VI has been Taken Out of Agenda Order.* President Bahr introduced the agenda item and invited officials from the Elko County School District, Jeff Zander and Chris Kelley, to come to the podium and present the ECSD offer for the purchase of 250 Parkchester Drive. Mr. Zander commented on the School District's potential purchase of the property in Spring Creek for an elementary school due to the growth in enrollment in the primary grades in the District. He indicated the School District had the property appraised and the appraisal came in at \$240,000 and that ECSD offers that amount for the purchase. He also stated that a traffic and road assessment is currently being conducted to determine how traffic will be affected in the area under consideration. He outlined the ECSD agreements that have been in place for the last two schools the District has built in the City of Elko and that they normally take care of constructing the street curbs and gutters on the school side of the street(s) but that this area is different. He indicated the need to negotiate for roads, sidewalks, etc. Once the traffic impact study is complete they will bring that information back and share those details with the Board of Directors on what will have to happen around that proposed school location area. He indicated this may work out well for the District with school enrollment being determined in the next couple of weeks and that the District will be having meetings to make some determinations on where they will be building a school. The ECSD offer is good to October 31, 2017. Comment was offered by Director Plaster who stated that it would have been helpful to know more about road paving; chip seal versus actual pavement. Reassurance was made that the issue of roads, curbs, gutters, paving type and other details would be reconciled if a school is built. Traffic study conclusions are due in mid-September 2017. Discussion ensued among the Board and Mr. Zander and Mr. Kelley. Director Legarza sought clarification on road maintenance responsibility. No public comment was offered. Vice Chair Plaster moved to accept the offer to purchase the property at 250 Parkchester Drive by the Elko County School District and an amendment to the motion to authorize SCA Chair Josh Park to sign all necessary escrow documents associated with the sale of the property. Director Jefferies seconded the motion. The vote was called; the motion carried 7-0.

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XIII. COMMITTEE OF ARCHITECTURE: *Agenda Items XIII (F, D, G) have been Taken Out of Agenda Order.*

F. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 903 SPRING VALLEY PKWY (202-028-017) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO. The property owner was present at the meeting and stated the property is a rental. She is aware of the issues based on former renters but did not know about further issues at the current time. She stated that she has received no further communication with respect to ongoing violation issues. She states she has no problem correcting whatever else is in violation but is not sure what those issues are. President Bahr reviewed all the information/documentation contained in the COA file on the property and the dates of documentation. The property owner states there are two vehicles in the back of the property and indicated the renter says the vehicles are registered and had plates on them. The property owner asked the renter for proof but stated the renter said the plates were stolen. The property owner is asking for an extension to give the renter time to get new plates. President Bahr explained what steps must be taken to prove registration of the vehicles in question. Further discussion ensued. Director Jefferies offered comment about the possibility of referring the violation back to the COA to work it out. President Bahr offered comment on how the process should move forward at this point. No public comment was offered. Vice Chair Plaster moved to refer the COA violation at 903 Spring Valley Pkwy. to legal counsel with a request to hold legal activity for 30 days to allow the property owner to resolve the issue before proceeding with legal action. The motion was seconded by Director Legarza. The vote was called; the motion carried 6-1-0 (Director Jefferies).

D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 523 BRENT DR. (202-019-004) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO. The property owner, Sharon Denison, was present and stated her husband is a disabled veteran and she can't get him to address correcting the violation. President Bahr reviewed the information/documentation contained in the COA file on the property and the dates of documentation. The property owner states she did call the office about the matter. President Bahr reiterated the property has been in violation since December 2016 and the \$200 fine has been imposed. Attorney McConnell also offered comment on how the matter might be resolved before legal action is started. The Neighbor 2 Neighbor program was suggested as a means to help the property owner with resolving the violation with the help of community volunteers. Further discussion ensued and suggestions offered by Attorney McConnell. No public comment was offered. Director Legarza moved to refer the COA Violation at 523 Brent Dr. to Legal Counsel for further action with instruction that Attorney McConnell work with the property owner, Sharon Denison, and to send a letter to Mr. and Mrs. Dennison to resolve the issue. Director Popp seconded the motion. The vote was called; the motion carried 6-1-0 (Director Jefferies).

G. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 124 AGATE DRIVE (103-002-002) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO. The property owner, Patrik Hathcock, was present and stated he has unregistered vehicles on the property and has been fined \$200 and would like to take care of that before it is turned over to legal counsel and hoped the \$200 fine might be waived. He stated he is moving hopefully by the end of the month out of the Association so the property will be cleaned up. President Bahr reviewed the information/documentation contained in the COA file on the property and the dates of documentation. She also questioned him regarding the mini-van used as a chicken coop. He stated he is moving that mini-van to the scrap yard and that two (2) vehicles had already been moved. All other vehicles and tractor will be moved when he moves. Chair Park explained that Mr. Hathcock would still need to pay the \$200 fine imposed but that if he agreed, the Board would make the recommendation to refer the property to legal counsel with the stipulation that Attorney McConnell would work with him for 30 days to accommodate the move and property

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cleanup. Director Hannum moved to refer the COA Violation at 124 Agate Dr. to Legal Counsel with instruction that Attorney McConnell work with the property owner for 30 days to allow time to move and clean up the property and resolve the violation issues. The motion was seconded by Director Reed. The vote was called; the motion carried 7-0.

II. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE PROTECTION OF THE FLORA AND FAUNA IN THE HOT SPRING VICINITY ADJACENT TO THE LEFT SIDE OF THE FIRST HOLE ON THE GOLF COURSE AS REQUESTED BY CARYL VON RUEDEN BOSSART AND MATTERS RELATED THERETO. Caryl Von Rueden Bossart, owner of 349 Oakshire Pl. was present to address the agenda item she submitted on August 11, 2017. She was accompanied by Frank Hamell. Her home and the adjacent hot springs area have been damaged by errant golf balls hit into the out of bounds area. Her concern is to prevent further damage to her home and to keep the hot springs area safe habitat for the flora and fauna. Mr. Hamell provided pictures of the property being addressed. Deer use the area as habitat particularly in winter because of the warmth generated by the hot springs. Mr. Hamell suggests the erection of some type barrier to shield Ms. Von Rueden Bossart's property and the adjacent hot springs from out of bounds golf ball damage on the First Tee. A suggested barrier might be netting as used on the driving range, strategically planted trees, shrubs or hedgerow could be installed along the left side of the First Tee boxes. Steve Abe, the SC Golf Course Superintendent, offered public comment and stated he has never seen a barrier on a golf course as has been suggested. Directors Hannum and Popp commented they do not recommend a barrier but perhaps signage drawing attention to respect for the adjacent natural area. It was suggested that property owners could erect fencing or their own netting to protect their properties but the Association has no responsibility to protect a neighboring property. No public or additional Board comment ensued. Director Legarza moved that any action regarding the protection of the flora and fauna in the hot spring vicinity adjacent to the left side of the first hole on the golf course as requested by Caryl Von Rueden be handled by SCA staff. Director Hannum seconded the motion. The vote was called; the motion carried 7-0.

XIII. COMMITTEE OF ARCHITECTURE: *Agenda Items XIII (B).*

B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPOINT CASSANDRA BANUELOS TO THE COMMITTEE OF ARCHITECTURE FOR THE REMAINDER OF 2017 AND MATTERS RELATED THERETO. President Bahr introduced the agenda item and drew attention to her letter of application to be appointed a member of the COA which is included in the Board packet. President Bahr stated she had a phone conversation with Ms. Banuelos and feels the applicant shares the sentiments of the COA. Ms. Banuelos was present at the meeting and addressed the Board explaining her qualifications. Director Plaster commented on the importance of the job the COA members perform for the community. Other Director comments ensued. No public comment was offered. Director Jefferies moved to appoint Cassandra Banuelos to the COA for the remainder of the 2017. Director Legarza seconded the motion. The vote was called; the motion carried 7-0.

III. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING HORSE PALACE ARENA WEEKLY USAGE AND HORSE PALACE PASS EXEMPTIONS FOR THE HANDICAPPED RIDERS GROUP AND MATTERS RELATED THERETO. Treasurer Preston reviewed the history of usage and Horse Palace Pass Exemptions for handicapped riders. Historically, all persons that use the facility must have a waiver and all persons, other than handicapped riders, must pay a pass fee to use the facility. Now, we want the Board to determine if we want to continue this practice or amend the practice. Chair Park requested Treasurer Preston to clarify how pass fees are structured. She explained the passes can be paid for on several formats: daily, monthly, quarterly or yearly. Youth fees differ from property owner (adult) fees. Chair Park volunteered to sponsor fifteen (15) riders per year. No public or Board comments were offered. No action was taken.

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- IV. REVIEW, DISCUSSION AND POSSIBLE ACCEPTANCE OF OFFER(S) AND/OR COUNTEROFFER TO PURCHASE THE COMMERCIAL PARCEL 106D PARCEL D (050-006-004) AND MATTERS RELATED THERETO.** President Bahr introduced the agenda item and stated that the commercial property was newly rezoned and listed for sale for \$120,000 at the previous BOD meeting. An offer to purchase the property for the asking price based on the zoning change has been received from Khoury's Leasing; the offer has been included in the BOD meeting packet. The buyer understands the need for water rights to be acquired. Director Jefferies asked for clarification on the property size and Shecky Overholser clarified the parcel is listed as four (4) acres. Discussion ensued on other aspects on how a commercial property's value is established. Attorney McConnell offered suggestions that the seller should require the buyer to pay all closing costs and suggested an 8% commission on the sale. Discussion ensued among the Board members. No public or additional Board comment was offered. Director Reed moved to counter-off to sell the commercial parcel 106D Parcel D to Khoury's Leasing for \$120,000 and with the condition that the buyer pay all closing costs and ancillary charges that are part of closing and to authorize Chair Josh Park to sign any documentation necessary. The motion was seconded by Director Jefferies. The vote was called; the motion carried 7-0.
- V. REVIEW, DISCUSSION AND POSSIBLE ACCEPTANCE OF OFFER(S) AND/OR COUNTEROFFER TO PURCHASE THE RESIDENTIAL PARCEL AT 734 PARKRIDGE PARKWAY (049-025-007) AND MATTERS RELATED THERETO.** President Bahr introduced the agenda item and stated that the property was approved to be rezoned from commercial to R1 zoning and listed for sale with Elko Realty. The Board approved reducing the asking price to \$12,000 at the June 2017 BOD meeting. An offer has been received to purchase the property for \$10,000 from Anthony Rodriquez. The offer is included in the Board packet. Shecky Overholser explained the parcel is one half acre in size. Elko County has waived an inspection of the property. Discussion ensued. No public comment was offered. Director Popp moved to counteroffer the sale of the residential parcel at 734 Parkridge Pkwy. to the Rodriquez Family for \$10,000 plus all title and closing costs and to authorize Chair Josh Park to sign any documentation necessary. The motion was seconded by Vice Chair Plaster. The vote was called; the motion carried 7-0.
- VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A REQUEST FOR PROPOSAL FOR A ROAD/PAVEMENT MANAGEMENT PLAN AND MATTERS RELATED THERETO.** President Bahr introduced the agenda item stating that historically the roads in Spring Creek Association are the biggest expense and the biggest asset in the community. A sound management plan that would include best practices will ensure we maintain this asset appropriately and plan for future needs of the Association properly regarding equipment and other resources. A request for proposal from a professional firm to evaluate our roads and advise us on a preservation plan in a cost-effective manner. A draft of the request for a proposal has been drafted and provided in the Board packet. The Board was requested to review the draft document and offer suggestions or changes at this meeting. The Board's attention is directed to Section 4.2.1 Scope of Work on page ten (10) of the draft is divided into Phase 1 and Phase 2 and details what we want to have included in the management plan and the scope of what we want to see accomplished in the proposal. The need to understand best practices is key as is a pavement preservation plan. We would be looking for the management plan project to be completed three (3) months from the time the selected proposal is given notice to proceed. Discussion ensued. No public comment was offered. Director Popp moved to allow staff to request proposals for a Road/Pavement Management Plan. Director Reed seconded the motion. The vote was called; the motion carried 7-0.
- VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION IN DETERMINING THE NEXT STEPS, INCLUDING THE FORMATION OF DISTRICTS, PURSUANT TO THE MUNICIPALITY STUDY COMPLETED BY HANFORD ECONOMIC CONSULTING AND MATTERS RELATED THERETO.** President Bahr introduced the agenda item. We need to work on what the Board wants to do since the study is complete. Many things have been discussed since the study was finalized and public meetings held to review the study results. We need to decide on a direction we want to

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proceed. What would be the next steps. Do we want to form a General Improvement District or decide on Annexation to the City of Elko, remain an HOA, or become an unincorporated township? Currently we have answers to many of our concerns but we do know there are a lot of options available to us on what type community we want to be. We should go back to Hansford Consulting and ask what their recommendation would be for us to consider further. Discussion ensued among the Board members. Chair Park commented that we need to continue to move forward on a vision for the future of this community. A workshop and discuss this again to gain a fresh perspective of where we are and where we need to be in the future. Public comment was offered by Charlie Ekburg (Tract 200) who commented on wealth disparities and how assessment fees are spent.. Chair Park stated that the way HOA fees are structured can't be changed. Mr. Ekburg suggested that pursuing other sources of revenue might be considered. No other public or Board comment was offered. Chair Park moved to direct President Bahr to have conversation with Hansford Economic Consulting to investigate potential future steps to be taken. Director Jefferies seconded the motion. The vote was called; the motion carried 7-0.

- IX. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE PURCHASE AND INSTALLATION OF A COVER STRUCTURE FOR THE SALT/SAND PILE AND MATTERS RELATED THERETO.** President Bahr commented that staff is still working on comparison of different companies that do this type of construction work. She recommended this agenda item be skipped and placed on the September 27, 2017 Board of Director meeting agenda. Chair Park stated the review and discussion of this agenda item will be tabled.
- X. REVIEW, DISUSSION AND POSSIBLE APPROVAL TO APPLY A FOG SEAL COAT OVER THE CHIP SEAL ON SPRING CREEK PARKWAY AND A PORTION OF SPRING VALLEY PARKWAY AND MATTERS RELATED THERETO.** President Bahr introduced the agenda item and provided research material in the BOD packet on jurisdictions in other parts of the United States who employ the process which is designed to lengthen the life of chip sealed roads and save road maintenance expense. Treasurer Preston indicated that money is available to cover the cost of the fog seal. Director Hannum explained the fog seal process. No public comment was offered. Director Hannum moved to approve the proposal to apply a fog seal coat over the chip seal on Spring Creek Pkwy. and a portion of Spring Valley Pkwy. Director Jefferies seconded the motion. The vote was called; the motion carried 7-0.
- XI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE YEARLY REVIEW OF THE CONFLICT OF INTEREST POLICY, 16-001, AND MATTERS RELATED THERETO.** Attorney McConnell introduced the agenda item indicating the policy had been adopted last year. President Bahr commented on the policy and the importance of the Board acknowledging receipt of the policy, that each member has reviewed the policy. The conflict of interest where Board members are concerned is of prime importance. Chair Park questioned whether Board members are required to state their business interests with Spring Creek Association annually and whether Board members must indicate family members that are employed by Spring Creek Association during their tenure as Board members. Treasurer Preston indicated that restatement was not necessary because she has prior information on record of those concerned. No public comment or additional Board comment was offered. Chair Park moved that the Board of Directors acknowledge receipt of the Conflict of Interest Policy, 16-001, and recognize the content of the policy. Director Reed seconded the motion. The vote was called; the motion carried 7-0.
- XII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE AND SIGN THE YEARLY REVIEW OF POLICY 07-001, BOARD OF DIRECTORS' AND PRESIDENT'S CODE OF CONDUCT IN REGARD TO ETHICS, DIRECTORS' AND PRESIDENT'S ACTIVITIES AND ACCESS TO INFORMATION AND MATTERS RELATED THERETO.** Attorney McConnell introduced the agenda item and clarified some aspects of the policy on the Board of Directors' and President's Code of Conduct. She explained that each member and the President is required to sign the

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policy. She highlighted and clarified Policy Content, Section A, Item 4, that details how a Director who may disagree with a policy or action adopted by a majority vote of the Board should support that policy or action. She also clarified Section B, Items 1 and 2, that defines Conduct with Respect to Fellow Directors and the need to respect one another regardless of personal relations and differences of opinion that can arise. She commented on Section C dealing with Director Access to SCA Data and Information, Section D which details Director Loyalty to the Spring Creek Association and Section E dealing with Good Faith and Fair Play. No public comment was offered. Director Popp moved to approve and sign the yearly review of Policy 07-001, Board of Directors' and President's Code of Conduct in Regard to Ethics, Directors' and President's Activities and Access to Information and matters related thereto. Vice Chair Plaster seconded the motion. The vote was called; the motion carried 7-0.

XIII. COMMITTEE OF ARCHITECTURE:

- A. REPORTS:** Reports of Violations and Property Reviews are included in the Board of Directors meeting packet. President Bahr called attention to the additional reports included in the BOD packet including: SCA/COA Account Status for August 2017, COA Revenue Report for July 2017, Analysis of Occupied lots by Tract YTD through July 2017 compared to the same period in 2016 and the Violation Letter Statistics Report. She announced that D'Ann Dunlap is no longer with the Association and a new person will be assuming the responsibilities of COA Secretary.

- C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 646 SPRING CREEK PKWY (101-005-036) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** President Bahr reviewed the agenda item and called attention to the documentation included in the packet. The property owner was not present but did pay the fine however the vehicles are still there. No public comment was offered. Vice Chair Plaster moved to refer the property at 646 Spring Creek Pkwy. to legal counsel for further action. Director Reed seconded the motion. The vote was called; the motion carried 6-1-0 (Director Jefferies).

- E. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 337 LOGAN DRIVE (202-005-011) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** President Bahr reviewed the agenda item and called attention to the documentation included in the packet. The property owner was not present but the vehicles remain; no corrective action has been taken. No public or Director comment was offered. Director Popp moved to refer the property at 337 Logan Drive to legal counsel for further action. Director Reed seconded the motion. The vote was called; the motion carried 6-1-0 (Director Jefferies).

- H. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 471 MERINO DRIVE (202-012-019) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** President Bahr reviewed the agenda item citing the documentation included in the packet. The property owner was not present but the vehicles remain; no corrective action has been taken. No public or Director comment was offered. Vice Chair Plaster moved to refer the property at 471 Merino Drive to legal counsel for further action. Director Reed seconded the motion. The vote was called; the motion carried 6-1-0 (Director Jefferies).

- J. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 611 HAYLAND DRIVE (202-009-041) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** President Bahr reviewed the agenda item history of violation and noted the property owner made some attempt to comply but complete resolution has not been achieved. No public or Director comment was offered. Director Hannum moved to refer the property at 611 Hayland Drive to legal counsel for further action. Director Legarza seconded the motion. The vote was called; the motion carried 6-1-0 (Director Jefferies).

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- I. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 520 MERINO DRIVE (202-018-015) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** President Bahr reviewed the agenda item citing the documentation included in the packet. The property owner was not present and no change in the status of the property has been noted. No public or Director comment was offered. Director Reed moved to refer the property at 520 Merino Drive to legal counsel for further action. Director Popp seconded the motion. The vote was called; the motion carried 6-1-0 (Director Jefferies).
- K. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 615 HAYLAND DR. (202-009-040) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** President Bahr reviewed the agenda item citing the documentation included in the packet. The property owner was not present and no contact by the property owner or change in the status of the property has been noted. No public or Director comment was offered. Director Reed moved to refer the property at 615 Hayland Drive to legal counsel for further action. Vice Chair Plaster seconded the motion. The vote was called; the motion carried 6-1-0 (Director Jefferies).
- L. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 447 JASPER DR. (202-030-009) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** President Bahr reviewed the agenda item citing the documentation included in the packet. The property owner was not present and no contact by the property owner or change in the status of the property has been noted. No public or Director comment was offered. Director Hannum moved to refer the property 447 Jasper Drive to legal counsel for further action. Director Popp seconded the motion. The vote was called; the motion carried 6-1-0 (Director Jefferies).
- M. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 282 KNOX DR. (202-027-002) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** President Bahr reviewed the agenda item citing the documentation included in the packet the violation had been resolved; the property owner paid the fine and covered the truck. No further discussion ensued; no action will be taken.
- N. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 564 BRENT DR. (202-020-018) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** President Bahr reviewed the agenda item citing the documentation included in the packet and stated that no further contact has been made by the property owner and no change has been noted in the violation status of the property. No public or Director comment was offered. Director Legarza moved to refer the property 564 Brent Drive to legal counsel for further action. Director Reed seconded the motion. The vote was called; the motion carried 6-1-0 (Director Jefferies).
- O. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 300 SPRINGFIELD PKWY. (305-001-001) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** President Bahr reviewed the agenda item citing the documentation included in the packet. The property owner was not present and no contact by the property owner or change in the status of the property has been noted. No public or Director comment was offered. Director Hannum moved to refer the property 300 Springfield Pkwy. to legal counsel for further action. Vice Chair Plaster seconded the motion. The vote was called; the motion carried 6-1-0 (Director Jefferies).
- P. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 119 LAWDALE DR. (104-004-005) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** President Bahr reviewed the agenda item citing the

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documentation included in the packet. The property owner was not present and no attempt has been made to clean up the property. Director Reed moved to refer the property at 119 Lawndale Drive to legal counsel for further action. Vice Chair Plaster seconded the motion. The vote was called; the motion carried 6-1-0 (Director Jefferies).

XIV. STAFF REPORT: President Bahr provided the Staff Report update in the Board packet and highlighted progress on:

- A. **Marina Dock Shutdown** – The Dock at the Marina is unsafe and needs repair and will be shut down. An estimate of \$70,000 is anticipated cost for repair and will need to come from Capital. The chain is staying as a feature of the dock perimeter.
- B. **Fairway Community Center and Golf Course** – Landscape work is being finished. The Board will be reviewing Jason Jerman’s one-year contract in September or October to provide staff with direction on next steps.
- C. **Shooting Range** – NDOW provided notification the grant SCA applied for was received.
- D. **Schuckmann’s Sports Complex** – Boys and Girls Club are planning for the Spring Creek branch with final plan concepts provided by to SCA by month end. SCA staff met with parties to review possible funding updates to include funding for new amenities. Staff will continue to meet with youth sports organizations on planning and begin work on a capital funding campaign with Board approval.
- E. **Elko County School District** – The purchase of the property at 250 Parkchester Drive for \$240,000 was discussed earlier in this meeting.
- F. **Commercial Properties** – The sale of these properties was discussed earlier in this meeting.
- G. **Frontier Communications** – We are combining resources and meetings have been scheduled with the State Broadband Development Manager on August 24, 2017 to begin talks to understand our issues with Frontier service in Spring Creek.
- H. **COA** – The one vacancy on the COA was filled with Board approval earlier during this meeting. The Right of Way/Building application fee has not been implemented yet and will be revisited by the COA members in the next few months. Focus on property evaluations and should be finished this Friday. Secretary Dunlap has accepted other employment effective August 21, 2017; Amie Shields will be handling duties of COA Secretary.
- I. **Roads/Maintenance** – The chip seal project is done and the road crew will be reverting to working on additional repairs.
- J. **Animal Control** – We will be doing applicant interviews at the Sheriff’s Office on August 24th from 8:30 a.m.-12:15 p.m. and President Bahr will attend these interviews.
- K. **Weed Management** – We continue to work on spraying weeds and are considering the efficiencies of contracting out the weed management issue in the future.
- L. **Municipality Study** – We addressed how to go about handling next steps about the Municipality Study earlier in this meeting and will be having further conversation with Hansford Economic Consulting soon.
- M. **Geese Management** – We are continuing to work on reducing the geese population and possibly contracting this work out in the future. We continue to work with and will be reporting progress to FWS, NDOW and Humboldt Wildlife Services.
- N. **Water Committee** – A copy of one quote from the Draft Order being discussed today at the PUCN morning meeting is provided in the Board packet. A meeting with the PUCN and all utilities is scheduled for September 20th. Discussion on rate increases should be finalized by March 1st, 2018.
- O. **Safety** – We have reviewed every site with our insurance representative. We have lots of old structures and we will be continuing to work on safety. We have begun to implement new items in our training.
- P. **Neighbor 2 Neighbor** – We are developing a volunteer program and it is progressing slowly as we start the program and get involved in helping others in the community. Prospective volunteers need to file a form with the SCA Office to get on the list of volunteers.

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- Q. Traveling Merchant** – Elko County will provide a draft of a proposed rule on Traveling Merchants in the next couple of weeks. SCA has banned door-to-door solicitation and we are working to finalize language in a regulation for the Community. We continue to work with Elko County Sheriff on permits and background checks for specific issues.
- R. 2018 Focus** - The following areas have been targeted as key initiatives for the upcoming year: Roads, Water, Geese, Amenities, Animal Control, Weeds and Capital Reserves.
- S. Upcoming Events:**
 - Movie in the Park:** Was held August 18th with over six hundred (600) were in attendance.
 - Trunk or Treat** – October 31, 2017 @ Spring Creek Marina.

Chair Park commented on the grave behind JJ's B-B-Q that marks the burial spot of a man born in 1863. There is a headstone on the ground. The man was an immigrant from Sweden and a WWI veteran that passed away in the 1950's.

XV. APPROVAL OF MINUTES:

- A. July 26, 2017 Regular Meeting Minutes** – Director Hannum moved to approve the BOD Regular Meeting Minutes of July 26, 2017 as submitted. Vice Chair Plaster seconded the motion. The vote was called; the motion carried 7-0.

XVI. ACCEPT JULY 2017 ASSESSMENT AND LEGAL RECEIVABLE REPORTS: No public or Board comment ensued. Director Popp moved to accept the July 2017 SCA Assessment and Legal Receivable Reports. Vice Chair Plaster seconded the motion. The vote was called; the motion carried 7-0.

XVII. ACCEPT JULY 2017 FINANCIAL REPORTS: Treasurer Preston offered explanation on the reports. No Public comment was offered but Board comment ensued. Vice Chair Plaster moved to accept the July 2017 Financial Reports as presented. The motion was seconded by Director Popp. The vote was called and the motion carried 7-0.

XVIII. MEETING SCHEDULE:

The next Regular Board of Directors meeting is scheduled for Wednesday, September 27, 2017 at 5:30 p.m.

XIX. BOARD OF DIRECTOR COMMENTS: Brief comment ensued.

XX. MEETING ADJOURNED: 8:23 P.M.