

**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS  
REGULAR MEETING MINUTES  
WEDNESDAY, JULY 26, 2017, 5:30 P.M.  
SPRING CREEK ASSOCIATION OFFICE  
401 FAIRWAY BLVD., SPRING CREEK, NV 89815**

**CALL TO ORDER:** Chair Paddy Legarza (Tract 400) called the Meeting to order at 5:31 p.m.

**DIRECTORS PRESENT:** Vice Chair Josh Park (Tract 100), Directors: Pat Plaster (Tract 300), Jim Jefferies (Tract 200); At Large Members: Tom Hannum, Molly Popp, Jake Reed

**DIRECTORS ABSENT:** None

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

**ATTORNEY:** Katie Howe McConnell

**PLEDGE OF ALLEGIANCE:**

**I. COMMENTS BY THE GENERAL PUBLIC:** None.

**II. ELECTION OF OFFICERS FOR THE JULY 2017 – JUNE 2018 TERM:**

- A. Acceptance of nominations and election of a Director to serve as the Chairperson of the Board of Directors.** Director Plaster moved to nominate Vice Chairperson Josh Park to serve as Chairperson of the Board of Directors for the 2017-2018 term. Director Jefferies seconded the motion. The vote was called; the motion carried 6-0-1 (Vice Chair Park).
- B. Acceptance of nominations and election of a Director to serve as the Vice-Chairperson of the Board of Directors.** Vice Chair Park moved to nominate Director Plaster to serve as Vice-Chairperson of the Board of Directors for the 2017-2018 term. Director Hannum seconded the motion. The vote was called; the motion carried 6-0-1 (Director Plaster).

**III. DISCUSSION AND POSSIBLE ACTION TO APPROVE SIGNATURE AUTHORITY TO THE ELECTED 2017-2018 CHAIRPERSON AND VICE-CHAIRPERSON AND TO REMOVE SIGNATURE AUTHORITY FOR THE 2016-2017 CHAIRPERSON AND VICE-CHAIRPERSON FOR SCA ACCOUNTS AT NEVADA STATE BANK, MORGAN STANLEY/SMITH BARNEY, ELKO FEDERAL CREDIT UNION AND US BANK.** No public or Board comments were offered. Director Hannum moved to approve signature authority to the newly elected 2017-2018 SCA Board of Directors Chairperson and Vice-Chairperson and to remove signature authority for the 2016-2017 SCA Chairperson and Vice-Chairperson for the SCA accounts at Nevada State Bank, Morgan Stanley/Smith Barney, Elko Federal Credit Union and US bank. Chair Park seconded the motion. The vote was called; the motion carried 7-0.

**IV. RECOGNITION OF STAFF MEMBERS FOR THEIR EXEMPLARY SERVICE AND DEDICATION TO SPRING CREEK ASSOCIATION.** President Bahr introduced the agenda item explaining that the performance standards for each SCA employee are reviewed at the six (6) month interval from the annual review to assure that each team member is on track in achieving the goals and objectives set forth in the employee's annual performance review. She explained the three levels of performance. The current review of performance standards is for Treasurer Kristine Austin-Preston,

## **BOD REGULAR MEETING MINUTES – JULY 26, 2017**

Buildings Supervisor, Bill Hartsfield, Grounds and Parks Superintendent, Jared Moffitt and Parks Crew Superintendent, Greg Heberlein. President Bahr indicated she feels that all four (4) employees are top performers and wanted to formally recognize their performance efforts.

- V. DISCUSSION AND CONTRACTUAL MID-YEAR REVIEW OF THE GOLF COURSE CONTRACT, INCLUDING, BUT NOT LIMITED TO THE OPERATIONS OF THE GOLF COURSE, PRO SHOP, RESTAURANT AND MATTERS RELATED THERETO.** President Bahr introduced the agenda item and the Board was provided with a three (3) year comparison of Profit & Loss and the Budget versus the Actual from January – June of 2015 -2017. President Bahr invited Jason Jerman, the Golf Course Pro to review the events, programs and products offered by the Golf Course, Pro Shop, Restaurant and meeting facility. Mr. Jerman reviewed the golf course daily activities currently offered. He indicated that thus far this year the Golf Course has hosted eight (8) tournaments and ten (10) more are scheduled in the over the next couple of months mainly on the weekends. He indicated they have plans to be renting/hosting upcoming Clubhouse events and have rented Clubhouse facilities for birthdays, graduation parties and weddings since the Grand Opening. Goals have been set to increase membership and rounds of golf. Mr. Jerman was asked by the Board if he expects his numbers to remain the same as 2016. He stated he expects to see an increase in rounds and membership. Chair Park noted that year to date income is up slightly and asked about future expectations. Mr. Jerman indicated he has two bands who will be playing and has a wedding scheduled. No public comment was offered. A Board comment suggests favorable comments about the facility and food. Chair Park commented that Mr. Jerman needs to work on consistency of the restaurant menu and quality of product. No action taken.

- VI. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE ELKO COUNTY SCHOOL DISTRICT'S INTEREST AND POSSIBLE OFFER TO PURCHASE 250 PARKCHESTER DRIVE AND MATTERS RELATED THERETO.** President Bahr introduced the agenda item stating that Elko County is interested in the purchase of 250 Parkchester Drive for new elementary school construction. A representative of the Elko County School District, Casey Kelly, was in attendance to offer additional comment on the purchase of the property. At the May 24, 2017 BOD Regular Meeting the Board approved moving forward on negotiations with Elko County to purchase the property at 250 Parkchester Drive. An appraisal was done on the property that valued the property at \$240,000. Chair Park suggested an asking price for the property of \$275,000. Attorney McConnell clarified that in 2012 the SCA Board of Directors purchased the remaining lots in 106D and then the parcel was combined into one parcel. The value the Board agreed upon for the eleven (11) acre parcel was \$275,000. Discussion on the asking price of the acreage ensued among the Board members. Director Legarza agreed that \$275,000 be the initial asking price. Director Reed suggested two (2) options be considered.

- A. **Option 1** – Authorize President Bahr to negotiate with Elko County School District.
- B. **Option 2** – The Board of Directors should set the sale price.

No public comment was offered. Director Jefferies moved to sell the eleven (11) acre parcel at 250 Parkchester Drive to the Elko County School District for \$240,000. There was no second to the motion. The motion failed. Chair Park moved to authorize President Bahr to negotiate the sale of the property at 250 Parkchester Dive for \$25,000/acre; a total price of \$275,000. Vice Chair Plaster seconded the motion. The vote was called; the motion carried 7-0.

- VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ADOPT A RESOLUTION OF THE BOARD OF DIRECTORS TO AUTHORIZE THE SALE OF 244 COUNTRY CLUB PARKWAY AND TO AUTHORIZE PADDY LEGARZA TO SIGN ALL DOCUMENTS NECESSARY TO EFFECTUATE THE SALE AND MATTERS RELATED THERETO.** President Bahr introduced the agenda item. She noted that at the June 17, 2017 BOD Special Meeting the Board accepted the bid for the purchase of the property at 244 Country Club Parkway for \$72,500 by Todd Peterson (Marina Hills

## **BOD REGULAR MEETING MINUTES – JULY 26, 2017**

Dental). Attorney McConnell has provided the corporate resolution authorizing Director Legarza to sign the documents for the sale of the property. No public comment was offered. Director Popp moved to adopt a Resolution of the Board of Directors to authorize the sale of 244 Country Club Pkwy and to authorize Chair Paddy Legarza to sign all documents necessary to effectuate the sale. Chair Park seconded the motion. The vote was called; the motion carried 7-0.

- VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING LISTING THE COMMERCIAL PARCELS 106D PARCEL C (050-006-003) AND 106D (050-006-004) FOR SALE AND MATTERS RELATED THERETO.** President Bahr introduced the agenda item stating the two properties had been assumed to have been approved for rezoning. The questions the Board must consider are whether the Board can even sell these parcels due to the restrictions on sale of common recreational use facilities as outlined in the DOR's. The Board can considering listing the properties for sale contingent on whether Elko County's approval of the rezoning of these two parcels. Public comment was offered by Shecky Overholser of Elko Realty providing additional information on the two parcels.

- A. Parcel 106D is 4.09 Acres. A suggested list price of \$120,000. Currently zoned O/S (Open Space)
- B. Parcel 106C is 2.95 Acres. A suggested list price of \$79,000. Currently zoned O/S (Open Space)

Mr. Overholser commented the Nevada Department of Water Resources indicates that water rights for open space would be required. Water rights were not granted to these two parcels but can be purchased for the parcels. Mr. Overholser stated that the water rights would be relinquished to the water system serving the community in order that the property purchaser(s) are able to gain access to water service. He stated that the price of water is currently ranging between \$2,500-\$7,500 per acre foot. No public or Board comment was offered. Attorney McConnell offered professional opinion on the potential sale but indicated how the sale process would need to work. She suggested that in her opinion, neither of these properties are part of the common recreational facilities and are instead just parcels of real property that SCA owns and therefore the properties would be able to be sold by the Board without a member vote to approve the sale.

Director Reed moved to list the Commercial Parcels 106D, Parcels C (050-006-003) and Parcel D (050-006-004) for sale with Elko Realty contingent upon rezoning approval by Elko County. Vice Chair Plaster seconded the motion. The vote was called; the motion carried 7-0.

- IX. REVIEW, DISCUSSION AND POSSIBLE ACTION FROM THE BOARD FOR DIRECTION TO STAFF ON WHETHER TO PURSUE ACTION AND RESOLUTION WITH FRONTIER COMMUNICATIONS REGARDING SERVICE ISSUES IN SPRING CREEK ASSOCIATION THAT AFFECT MEMBERS AND MATTERS RELATED THERETO.** President Bahr introduced the agenda item reviewed the community's problems with the service and what could be done to resolve the issues. Frustrated residents of SCA have complained about the various issues in internet service through Frontier Communications most notably the slow speed of disconnection, poor download service. The purpose of the agenda item is to determine whether the Board of Directors would like to Staff to pursue avenues between Frontier Communications and Spring Creek to resolve the problems being experienced by subscribers in the community. Another issue needing to be addressed is the 911 lines for Elko County which have issues as well. Chair Park and Director Reed stated they fully endorse moving forward and gathering all Elko County entities and interested parties and bring these matters to the attention of the Attorney General for the State of Nevada. Public comment was offered by Austin Clifford (Tract 400) who states he can't get service. Additional Board comment ensued. Director Hannum moved to have President Bahr pursue resolution with Frontier Communications on internet service problems in Spring Creek. Chair Park seconded the motion. The vote was called; the motion carried 7-0.

- X. REVIEW, DISCUSSION AND POSSIBLE APPROVAL TO MOVE FORWARD WITH THE PREPARATION OF THE WALKING/BIKING PATH ON THE SOUTH SIDE OF THE**

## **BOD REGULAR MEETING MINUTES – JULY 26, 2017**

**MARINA WITH GRAVEL AND DIRT WORK PROVIDED BY LEGARZA EXPLORATION AND MATTERS RELATED THERETO.** Director Legarza turned over the hearing of the agenda item to Chair Park because of Legarza Exploration involvement. Director Legarza stated that the work required on preparation of the walking/bike path on the south side of the Marina would require the following:

- A. Removal of current gravel product by Legarza Exploration
- B. Widening existing path with D5 bull dozer by Legarza Exploration
- C. Delivery/spreading of road base product by Legarza Exploration/SCA
- D. Legarza Exploration would donate use of machinery, men and labor.
- E. SCA would pay to haul/stockpile old gravel for future SCA use and purchase new road base gravel.

No public comment was offered. Vice Chair Plaster moved to move forward with the preparation of the walking/bike path on the south side of the Marina with gravel and dirt work provided as indicated by Legarza Exploration. Director Jefferies seconded the motion. The vote was called; the motion carried 6-0-1 (Director Legarza).

### **XI. COMMITTEE OF ARCHITECTURE:**

- A. **REPORTS:** Comments on Reports and analysis were presented by President Bahr and provided to the Board in the packets. COA Meeting Agendas and Minutes were provided for both June 2017 and July 2017. COA violation notification documentation and photographs was also provided for the Board's review. President Bahr reviewed how the violation process works and what the subsequent steps to the process involve prior to referral to the BOD for potential legal action or dismissal. Chair Park stated he was disappointed in the quantity of cases. No additional Board comments related to the reports were offered. President Bahr reviewed the sequence of violation notifications, the successive Staff Findings by the COA Secretary and the subsequent COA member recommendations voted on at the monthly COA meetings. Each property referred to the Board for further action is detailed in the BOD packet.
- B. **REVIEW AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 512 BLACKSTONE DRIVE (101-002-070) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** The property owner, Rich Lamb, has made no attempt to contact the SCA offices. Vice Chair Plaster moved to refer the COA violations at 512 Blackstone Drive (101-002-070) to legal counsel for further action. Chair Park seconded the motion. The vote was called; the motion carried 6-1-0 (Director Jefferies).
- C. **REVIEW AND POSSIBLE ACTION TO REFER COA VIOLATION AT 364 BERRY CREEK PLACE (201-009-035) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** The property owners, Sam Schick and Saila Greener, have taken the appropriate corrective action. The COA members recommend the property violation be dismissed since the property is now in compliance. Director Hannum moved to dismiss referral of COA violations at 364 Berry Creek Place to legal counsel due to the property now complying. Chair Park seconded the motion. The vote was called; the motion carried 7-0.
- D. **REVIEW AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 942 SPRING VALLEY PKWY (201-006-031) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** The property owners, Renessa Mann, Calvert & Buddy Yupe, have taken the appropriate corrective action. The COA members recommend the property violation be dismissed since the property is now in compliance. Director Popp moved to dismiss the action to refer COA violations at 942 Spring Valley Pkwy. to legal counsel due to the property complying. Chair Park seconded the motion. The vote was called; the motion carried 7-0.

## **BOD REGULAR MEETING MINUTES – JULY 26, 2017**

- E. REVIEW AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 371 KIMBLE DRIVE (202-014-013) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** The property owner, Robert Moore, has taken the appropriate corrective action. The COA members recommend the property violation be dismissed since the property is now in compliance. Director Reed moved to dismiss the action for referral of COA violations at 371 Kimble Drive due to the property complying. Director Popp seconded the motion. The vote was called; the motion carried 7-0.
- F. REVIEW AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 866 PARKRIDGE PKWY (403-016-011) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** The property owners, Timothy & Robin Sneegas, have been in contact with the CA Secretary on numerous occasions but taken no real action to resolve the issues. The COA members recommend the property violations be referred to legal counsel for further action. Chair Park moved to refer the COA violations at 866 Parkridge 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).
- G. REVIEW AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 443 JASPER DRIVE (202-030-011) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** The property owners, DTK Properties, are a client of Attorney McConnell's. Attorney McConnell states she would outsource the violation to a different legal office. After eleven (11) months the property owner has not brought the property into compliance. Chair Park moved to refer the COA violations at 443 Jasper 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).
- H. REVIEW AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 426 CASTLECREST DRIVE (201-006-019) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** The property owner, Robert Mayo, has made no attempt to contact the SCA offices. Director Popp moved to refer the violations at 426 Castlecrest 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).
- I. REVIEW AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 476 CEDARLAWN DRIVE (479 JASPER DR.) (202-030-042) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** The property owner, Wallis Mueller, has made no contact with the SCA offices. After seven (7) months the property owner has not brought the property into compliance. Vice Chair Plaster moved to refer the COA violations at 476 Cedarlawn Drive to legal counsel for further action. Director Popp seconded the motion. The vote was called; the motion carried 6-1-0 (Director Jefferies).
- J. REVIEW 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.** The property owner, Michael J Pappas, has made contact with the SCA offices with intent to correct the violation and the property is currently at legal for assessments. After eight (8) months the property owner has not brought the property into compliance. Chair Park moved to table the agenda item at 646 Spring Creek Pkwy until the August 23, 2017 BOD meeting. Director Popp seconded the motion. The vote was called; the motion carried 7-0.
- K. REVIEW AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 970 BRONCO DRIVE (403-016-020) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS**

## **BOD REGULAR MEETING MINUTES – JULY 26, 2017**

**RELATED THERETO.** The property owner, Mona Thompson, has made no contact with the SCA offices. The property has been in violation and referred to legal previously. After five (5) months the property owner has not brought the property into compliance. Vice Chair Plaster moved to refer the COA violations for the property at 970 Bronco Drive to legal counsel for further action. Chair Park seconded the motion. The vote was called; the motion carried 6-1-0 (Director Jefferies).

- L. REVIEW AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 389 LAKEPORT DRIVE (106B-005-014) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** The property owner, Martin Varnum, has made no contact with the SCA offices. After nine (9) months the property owner has not brought the property into compliance. Director Popp moved to refer the COA violations at 389 Lakeport 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).

- M. REVIEW AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 904 SPRING VALLEY PLWY. (202-025-055) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** The property owner, Wade Fordin, has made no contact with the SCA offices. After five (5) months the property owner has not brought the property into compliance. Director Reed moved to refer the COA violations for the property at 904 Spring Valley Pkwy. to legal counsel for further action. Director Popp seconded the motion. The vote was called; the motion carried 6-1-0 (Director Jefferies).

- N. REVIEW AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 418 TIFFANY DRIVE (202-025-056) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** The property owners, Phillip & Kathy Medina, has made no contact with the SCA offices. After five (5) months the property owner has not brought the property into compliance. Chair Park moved to refer the COA violations for the property at 418 Tiffany Drive to legal counsel for further action. Director Popp seconded the motion. The vote was called; the motion carried 6-1-0 (Director Jefferies).

- O. REVIEW AND POSSIBLE ACTION TO REFER COA VIOLATIONS AT 347 TRECARTES AVE. (202-009-053) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** The property owners, Emilio Aboytes, has made no contact with the SCA offices. After nine (9) months the property owner has not brought the property into compliance. Chair Park moved to refer the COA violations for the property at 347 Trecartes Ave. to legal counsel for further action. Director Hannum seconded the motion. The vote was called; the motion carried 6-1-0 (Director Jefferies).

## **XII. STAFF REPORT: President Bahr updated progress on:**

- A. Fairway Community Center and Golf Course** – Power box tie is complete. Landscaping of final areas in progress. Board will need to decide what the next step for Jason Jerman's limited contract.
- B. Shooting Range** – The SCA grant application is awaiting response.
- C. Schuckmann's Sports Complex** – Boys and Girls Club are considering a strategic plan for a Spring Creek branch with final thoughts forthcoming at month's end. SCA staff met with a private foundation on possibly funding Sports Complex improvements. SCA will target September 2017 to develop a case statement, funding plan and list of prospects for a capital campaign for SCA Board approval.
- D. Elko County School District** – We will continue to work with ECSD on negotiations for the purchase of the property at 250 Parkchester Drive.
- E. Commercial Properties** – Staff addressed the issue earlier regarding the possible rezoning and potential sale of Parcels 106 D, Parcels C & D. Attorney McConnell provided her legal opinion on the matter. Additionally, 451 Spring Creek Pkwy. is still for sale.

## BOD REGULAR MEETING MINUTES – JULY 26, 2017

- F. COA** – Has one vacancy with no interest letter submitted to date. Second Quarter COA Violations –is an ongoing project with a large list of COA violation letters going out. Smart Web reports will continue to be provided to both COA and BOD. We have approximately 1,670 properties in some stage of violation. Follow-up on tract reviews is being done by the President and will be followed by COA member reviews in September/October. Commercial Business license letters were sent to all SCA businesses and COA is reviewing the appropriateness of the fee structure for those licenses. A Right of Way Permit/Building Application fee of \$100 is being implemented.
- G. Roads/Maintenance** – Focus is on sweeping and fixing potholes. Four road crew members are hot mixing, two are durapatching and one is brush beating currently. The Skid steer that was approved for purchase has been received which will help with road shouldering. A request for purchase (RFP) of a road preservation plan is upcoming.
- H. Animal Control** – The agreement is going before the County Commission on July 27<sup>th</sup>. If approved, the County will hire, train and SCA will help set expectations for the Animal Control Officer(s). The City of Elko is also involved in working with us on the animals taken to the shelter who belong to SCA property owners. City of Elko will be sending a list of dogs in their care every two (2) weeks. The Sheriff stated that they will likely be requiring every SC dog owner who picks up an animal from the shelter to obtain a license.
- I. Weed Management** – Currently spraying and brush beating (mowing) at the same time. Sam Sanders has been hired as a full-time employee to help.
- J. Municipalities Study** – The final report meeting was held in June. The Board needs to decide next steps on becoming another entity or not at the August meeting. How this all might work if we decide to become another entity will entail many topics for discussion: i.e. contract cities, increases in assessment fees, levels of service, a 10-year plan.
- K. Geese Management** – The geese management plan is almost complete. Dog and drone training will start in a few months for purposes of maintaining the population. Signs have been posted at the Marina asking people not to feed the waterfowl or tamper with devices that have been installed. SCA is working with FWS, NDOW and Humboldt Wildlife Services on other plans and to trap 150 geese.
- L. Water Committee** – PUCN had the final hearing a few weeks ago. There are no strong programs in our area for staff training or established policies and procedures to address lack of customer concerns. The outcome to the issues we've raised will come in the form of a "Draft Order" which will be placed on an agenda to be discussed by the PUCN. A key concern is whether the residents of Spring Creek are satisfied with Great Basin Water Company's suggested refund methods. SCA staff stated that Spring Creek residents are not satisfied. We stated to the PUCN that as a community we don't believe GBWC has bothered to investigate how widespread the fraud practices in meter reading were and SCA does not see evidence that any procedures or control practices have been put in place by GBWC to demonstrate proper management practices that could identify and prevent similar problems from occurring in the future. Assembly Bill 109 was introduced and had no opposition it's requirements and the bill was voted out of committee and sent to the Nevada Assembly for approval. Assemblywoman Maggie Carlton moved that the AB 109 be referred to the Ways and Means Committee where it was heard on May 1, 2017. No concerns were expressed in committee except those already addressed as mentioned above however Democrat Assemblywoman Carlton of Clark County would not allow AB 109 to move forward to a work session. Assembly Majority Leader Teresa Benitez-Thompson stated the reason it was not allowed to move forward is because the rural Republicans would not support tax increases and because of the fiscal note requesting \$40,000 which I reminded Benitez-Thompson had been removed from the bill. AB109 was not processed and died in committee. It is incumbent on Spring Creek property owners to contact the PUCN and BCP (Bureau of Consumer Protection) to ask them to come to Spring Creek at least annually for a consumer session. As of Sunday, July 23, 2017 according to Benitez-Thompson, Democrat leadership of the Nevada Assembly continues to obstruct processing the bill fairly for the residents of Spring Creek.

## **BOD REGULAR MEETING MINUTES – JULY 26, 2017**

- M. Safety** – We are implementing new items into the safety plan and reviewed every site with our insurance representative.
- N. Neighbor 2 Neighbor** – We are developing a volunteer program to assist neighbors who are elderly, disabled or veterans in need with property work.
- O. Traveling Merchant** – SCA is working with Elko County on enacting a provision in the Traveling Merchant ordinance that allows SCA to be exempted because we ban door-to-door solicitations with exception solely for religious or education/school purposes. If the County adopts this ordinance language could be inserted allowing SCA to keep our solicitation policy in place without violating state or federal law. We are working with Elko County Sheriff to find solutions on permits and background checks for specific soliciting issues.
- P. Business Licenses** – The COA has enacted a business license to help manage business development in Spring Creek including the impact on our roads and other areas. The City of Elko schedule of fees is like those proposed for Spring Creek. The COA and SCA have been asked to clarify what would distinguish a “Home Based” business versus a Commercial Business (i.e. Khoury’s, Ace Hardware). We are drafting our standards the same as the City of Elko and proposed business license information is available on our website.
- Q. 2017 Focus Areas** – Key initiatives SCA is tackling in the upcoming year include: roads, water, geese, amenities, animal control, weeds and Capital Reserve funding.
- R. Upcoming Events:**
  - Movie in the Park:** Dates TBD
  - Trunk or Treat** – October 31, 2017 @ Spring Creek MarinaNo public comment was offered on the Staff Report.

### **XIII. APPROVAL OF MINUTES:**

- A. May 24, 2017 Regular Meeting Minutes** – Vice Chair Plaster moved to approve the BOD Regular Meeting Minutes of May 24, 2017 as submitted. Chair Park seconded the motion. The vote was called; the motion carried 4-0-3 (Directors Popp, Hannum, Reed).
- B. June 17, 2017 Special Meeting Minutes** – Chair Park moved to approve the BOD Special Meeting Minutes of June 17, 2017 as submitted. Vice Chair Plaster seconded the motion. The vote was called; the motion carried 4-0-3 (Directors Popp, Hannum, Reed).
- C. June 17, 2017 Annual Property Owner Meeting Minutes** – Chair Park moved to approve the Annual Property Owner Meeting Minutes of June 17, 2017 as submitted. Vice Chair Plaster seconded the motion. The vote was called; the motion carried 7-0.

### **XIV. ACCEPT MAY & JUNE 2017 SPRING CREEK ASSOCIATION ASSESSMENT AND LEGAL RECEIVABLE REPORTS:**

Treasurer Preston and President Bahr offered explanation on the scope of the Assessment/Legal Receivables Reports for new BOD members, Hannum, Popp and Reed. Board comment was offered. No public comment was offered. Vice Chair Plaster moved to accept the May and June 2017 SCA Assessment and Legal Receivable Reports as submitted. Director Jefferies seconded the motion. The vote was called; the motion carried 7-0.

### **XV. ACCEPT MAY & JUNE 2017 FINANCIAL REPORTS:**

Treasurer Preston offered explanation on the reports. No Public comment or Board was offered. Vice Chair Plaster moved to accept the May & June 2017 Financial Reports as presented. The motion was seconded by Chair Park. The vote was called and the motion carried 7-0.

### **XVI. MEETING SCHEDULE:**

The next Regular Board of Directors meeting is scheduled for Wednesday, August 23, 2017 at 5:30 p.m.



**BOD REGULAR MEETING MINUTES – JULY 26, 2017**

**XVII. BOARD OF DIRECTOR COMMENTS:** Director Jefferies thanked President Bahr, Treasurer Preston and Attorney McConnell.

**XVIII. MEETING ADJOURNED:** 7:43 P.M.