Spring Creek Association

Staff Update

March 2017

*Facilities:*

Community Center: Jermans, the golf course and the pro shop are all up and running. The POS system will be up and running soon to help us track accurate information. The Association Offices will likely move the week of the 27th if all is clear with Frontier Communications. We are also looking at a Grand Opening on April 8th from 11-2 pm so please mark your calendars.

Horse Palace Design Study Follow-up: No additional action regarding this item. We are currently in the research phase of understanding what types of flooring is needed and are sending samples out to test. The board at future meetings will need to decide on funds to designate for this improvement which will take many years to save for. I would like to first see the results of the Municipalities Study before we put this as an agenda item.

*Comments Included:*

* Concerts would be good; the concerns were for the surrounding neighborhood, since it has grown more, with regards to traffic, noise, and safety/security of neighborhood.
* No apparent desire for motorized sporting events due to vehicle exhaust, noise and safety/security of the surrounding neighborhood. People racing their motorcycles, etc. around the neighborhood and facility grounds.
* Many want more horse events like we had in past – however the footing in the arenas is not suitable for all types of horse events.
* Overnight facilities, add portable stalls/barns – there is not enough stalls with just the one barn we have. RV spots for overnight horse events.
* If we add overnight facilities, like more stalls and RV spots, expand the restrooms to accommodate outside and maybe include coin op or credit swipe showers.
* Perimeter security/fencing if considering overnight use.
* Indoor or covered warm up arena
* Many feel the roof being fixed is a main issue for the building otherwise all else is irrelevant
* More natural light
* Electrical/ADA code compliant
* Concern that multi-purpose use would overwhelm the intended equestrian use, home owner use cannot be affected.
* Can SCA get funds from mines like Newmont’s Legacy Fund
* Would need secure access/cameras – these are ideas SCA already had
* Check out other event centers for ideas, Chowchilla, CA built a new 250x450 indoor arena and it was booked out by a motor sports event producer.
* Maybe bring in dog shows, sporting dog events
* 4H shows/events
* Poker Penning is a new horse event with growing popularity and big turnouts

*Jessie then opened discussion to Operational Issues or Ideas:*

* Magnetic HP Passes – so that riders could just stick their pass on the rail or a board at the gate and then security wouldn’t have to ask each person for their pass (13 riders = 13 passes, etc.)
* Many would like a discounted FAMILY HP PASS (2 adults and up to 4 children for $X), maybe a COUPLES pass
* Offer senior single and couples passes with a discount
* Make sure all gates in the HP and outdoor areas work properly, not dragging etc.
* Would like new roping chute(s), ideally two setups would be great, or a combination chute setup.
* Many volunteered their time to help with the repairs to keep cost down. Use the connections within this group of people to help fix things to save costs
* Handicapped access to bleachers is important
* Change the configuration on the stripping chute; it is a safety hazard for the riders in its current configuration especially the bow gates.
* Wash racks for horses with hot/cold taps
* Allow other nights of the week for “specified” use other than open riding, other clubs like barrel racers, jumpers, etc.
* Would like actual warm up areas, portable round pens – reconfigure the back pens in the HP to be more functional as warm up areas indoors.
* Compare facility rental prices with Elko – Elko Fairgrounds charges $250 per event day and it includes groundwork, however this is an outdoor facility.
* Maybe have different facility rental prices for the dressage arena or the jumping arena outside.
* Better arena footing – investigate potential for synthetic footing or footing additives to help control dust and make it better for the horses
* Get a small water truck or an arena drag w/a water tank system on it.

**Shooting Range:** The grant for the shooting range was submitted and we are currently waiting a response. Once we hear, we will regroup with our committee and staff and get a plan for next steps.

**Schuckmann’s Complex:** The SCA will be meeting with a large, private foundation to review the possibility of funding updates at the Schuckmann’s Sports Complex. These could include lights, a concession stand with bathrooms, a football field, and updates to the grounds. The SCA will continue to meet with the youth sports organizations who use these facilities and continue planning. Once we understand what the foundation is interested in, we will develop a case statement, funding plan, and prospect list and move to a capital campaign with board approval.

*Operations:*

COA: There is still one vacancy on the COA, we have been saturating our Facebook page to try and draw interest, we have had no interest at this time.

COA reviewed the Business Permit application and Rule, it will be reviewed again at this month’s COA meeting. Staff has provided research to determine how a new business will be processed, and how to determine if the business needs to pay a higher fee in successive years. The COA members still require clarification and possibly would like to see the Home Business and Commercial Business idea spilt separately.

ATV/Vehicles Parked on Right of Ways Ticketing – D’Ann gave tickets to Security to post on vehicles, they will be tear off forms, filled out identically, one half to post on the car the other half will be turned in to D’Ann. Based on what is turned in, the ticket will be a first warning, if the activity continues such as riding ATV in greenbelt, the property address of the violator will be put into the standard violation process.

The COA discussed the possibility setting a strict number on livestock per acre as with horses, and also the possibility of implementing a limit on the number of chickens etc., and only allowing roosters on larger acreage lots, there was concern raised regarding possible discrimination since there is already an example limit listed on the application. The COA did approve a change to the livestock application, the numbers are still set as an example not a limit. They did also implement an example of number on Chickens ducks geese, etc. there has been some new information from many members of the association who feel that putting too much of a restriction on the number will lead to other issues. The idea behind the rule will be discussed again in the April meeting.

There will also be a suggested amendment at the February meeting to the Chickens/Ducks/Geese/Rabbits rule to include a specification of what is allowed for chicken coop construction, recent issues have come up with regards to repurposed items used as coops. This was also approved, however like the example of a number, there is much concern from residents over the type of construction we would require. This will be discussed at the April meeting.

Vacant lots - D’Ann will be bringing research to the COA at the February meeting regarding fire breaks/de-brushing vacant lots. This research can be forwarded to the BOD if so desired. De-brushing of vacant lots was discussed at the February meeting and it was determined that it could make a worse fire hazard than leaving the native vegetation alone. Nothing is implemented at this time.

Culvert/Ditch standards – in light of recent concerns over proper culvert installation and drainage in the association, D’Ann is going to be working with the Road Supervisor to put together a guideline/standards plan for homeowners and contractors as to how to properly place a culvert and how deep a drainage ditch should be in order to work as it is intended. This project will be taking a little precedence at this time due to the current issues of flooding in many areas of the SCA. We would like to get a plan in place for late Spring early Summer so Roads can begin checking SCA culverts and ditches that we maintain for proper flow capacity, as well as be able to get the word out to homeowners about what they can do in their ditch since it is the homeowner’s responsibility to maintain the front easement/ditch area. D’Ann and Kenny are working on evaluating roads right now, and are in discussion about a possible ditch standard.

SmartWebs reports will continue to be provided for COA and BOD. The new violation program is working out very well, D’Ann is in the process of shoring up the reviews of properties in violation and has provided Security staff forms to use so when they are out and about they can check properties for her as well. The majority of what has been brought back are pushing snow issues. D’Ann will be spending a lot more time in the field beginning the end of February surveying properties since the snow is melted. This will help get a jump on the spring season and really start making good progress!

D’Ann will provide a weekly report of properties that have been reviewed at her One on One meetings with Jessie. She will be going street by street beginning again in Vista Grande and working back to Palace Heights. The goal will be to hit at least 10 roads per day. The COA Members will also be doing their tract surveys beginning in March with a deadline to be completed/turned in by June 1.

Roads and Maintenance: The Association is currently focusing on road sweeping, pot holes, and road evaluations. We are reviewing current equipment to help us maintain the roads including a shouldering machine. Likely next month we will have a quote to purchase this item.

Animal Control: Katie has supplied the DA office with a version and is awaiting to hear back. The SCA has met with the City of Elko and Elko County Sheriff to review their animal control plans as well as see what Elko County can do for animal control in the SCA. Sheriff Pitts has provided a proposal regarding costs for this position and is noted below from his email. We would like to first present a plan to the County and ask them for funding. If no funding is provided, we would approach the board for a vote. Katie and Sheriff Pitts are working on a contract to present to the County and we will move forward from there.

*Sheriff Pitts Email:* Here is the coast break down of an  animal control officer this chart shows the starting pay ay a step one. (chart attached)There is ten steps in our pay scale over ten years.

The Sheriff’s office will provide a vehicle  which will be an old canine vehicle until we can budget a new animal control vehicle  at $45,000 by the time we out fit with an animal control box on the back.   We will provide the radios both one in the vehicle and a hand held one for them to carry while on duty at a cost of $10,000 . we will also pay the annual fee for dispatch and  to the state for the radio (to be on the system)  dispatch  fees $8,232.50 and $395 per radio or $790 a year to the state.  The annual fuel bill for our one animal control officer is approximately $4,000 and year. We would also cover the auto insurance which I don’t have the cost but it should not be much.

Weed Management: The SCA recently met with a few agencies to review the weeds concern not only in Spring Creek but in the County. NDOW provided a draft review of the weed management and will likely have it back to us soon. The SCA developed a brush beater and sprayer combination which we hope will save time and be more efficient in dealing with the weeds. Jared will be meeting with NDOW reps and volunteers to start the removal of noxious weeds at the Marina.

**Municipalities Study:** Hansford Consulting has been working with Association staff to move forward with the Municipalities Study. We have set up a meeting with Hansford and the board for the special meeting on April 1st from 9-12 to review initial findings. My hope is to have a question during the election ballot regarding the change in designation if this is what the board decides to do.

**Geese Management:** The geese management plan is currently taking place with our first steps including habitat modification. We encourage the property owners to not feed the waterfowl or tamper with any of the devices we are using. If there are questions on this, please refer them to the Geese Management Plan on the website.

Water Issues:

*Water Meter Reading:* Last week the PUCN Commissioners met to review the next steps and design the procedural orders for the issues we are having with the water company. It appears they will be coming to Spring Creek to have a consumer session on April 18th at 6 PM although we still waiting for the exact time, location and format of the meeting. We hope to have many residents at this meeting to express their concerns. I also spoke with Senator Goicoechea who will continue to work with PUCN staff to get their engineers to Spring Creek to fully review the system.

*Water AB #109:* Attached is AB 109. A hearing will be held on March 22nd at 1:30 in Carson City to sit with the committee chair to review the bill and give testimony. We have a few representatives who will be in Carson as well as those of us who will review by video conference at Elko. We hope to point out the history, key issues that got us to this point, and future steps to help the water issues for or Association.

**2017 Focus Areas**

Although this is not an all-inclusive list, below are some of the key initiatives we will be tackling this upcoming year:

**Roads:** Association roads, like many other areas in our HOA, have had years of deferred maintenance which is why we are in need of repairing so many over the next few years. Additional patch and shoulder work is needed on most roads as well as chip-sealing many of the roads and paving mailbox areas.

**Water:** The Association is pursuing legislative changes in regards to water and has set aside funds to see this through as well as any other water related issues we may need to pursue on behalf of our residents including a possible rate increase hearing.

**Geese:** We have over 500 resident geese at the Marina which are causing many issues for our members. We are working on a plan with USDA, NDOW, and other local agencies to humanely remove some of the population.

**Amenities:** Like the roads, many amenities are in a state of disrepair. We are receiving input from the amenity users and will be updating facilities although most will need to be in phases and funds saved up.

**Animal Control:** A large issue for many is animal control and specifically dogs. We are working on a plan to implement specific animal control measures in the Association to help alleviate these continued issues.

**Weeds:** Noxious weeds are very prevalent in the Association and need to be controlled. Many local agencies have come together to attack this problem County wide including the Association.

Capital Reserves: Implementation of a strong capital reserve program will help us be on top of repairs and additions for years to come instead of being in a state of crisis when a large issue presents itself.

Rodeo

We have been running a ranch style rodeo for many years in the association with declining numbers and attendance. This year I would like to change it up and have a family style rodeo instead (seems to be the way of rodeos) and our new rodeo producer will be V-L productions. We will be holding it a little later on April 29th as well. We would like to rebrand this as the 1st Annual Spring Creek Association Family Rodeo as well. If you have any objections to this, please let me know.

*Events:*

**1st Annual Family Rodeo:** April 29th@ Horse Palace

**FCC Grand Opening:** April 8th 11-2 @ FCC

**Take Pride Day:** April 22nd @ Fairway Community Center

**Take a Kid Fishing:** May 13th @ Spring Creek Marina

**Annual Meeting:** June 17th @ Fairway Community Center

**Freedom Festival 4th of July Event**: July 4th @ Spring Creek Marina

**Trunk or Treat:** October 31st @ Spring Creek Marina

Respectfully Submitted,

Jessie Bahr, Spring Creek Association President/ General Manager