

As you are aware, there will be three (3) Spring Creek Association Board of Director vacancies coming open this June. These three positions are at-large positions which means any record owner of property in the Spring Creek Association who is in good standing can be appointed from any tract. Below you will find additional information on filing, open meeting, law, and general responsibilities. Commitment wise, meetings of the Board are held once a month on the 4th Wednesday of every month starting at 5:30 pm.

Applying: Spring Creek Association Property Owners can apply for a Board of Director position from February 1, 2017 at 8:00 am through March 31, 2017 by 4:59 pm by submitting the Board Interest Form at the Association offices.

Running Campaign: As noted below, each person wishing to run for the board can campaign by using avenues such as social media, flier on doors, booths at events etc. at their own expense. The Association will hold community meetings in which the candidates can express their desire to be on the board and answer any questions from the public.

Open Meeting Law: A unique aspect of our Association is that we are subject to Open Meeting Law which many Counties and Cities follow. Many homeowners associations are not subject to this. You can find additional information regarding Open Meeting Law here:
http://ag.nv.gov/About/Governmental_Affairs/OML/

Information On Board Member Openings: 5.3.b. Candidates: The announcement of the results for the election of Directors will occur on the day of the annual meeting (which will be held in June of 2017). Each candidate must be an eligible member of the Association as defined in Article III of the Bylaws. Board members must remain current on property owner assessments and in compliance with the Declaration of Reservations for the Association to serve on the Board of Directors. No member may be placed on the ballot for election to the Board unless the member's assessments are current and the member is in compliance with the Declaration of Reservations for the Association. The Association's Committee of Architecture shall decide, and their decision shall be final, any questions which arise as to whether a candidate is in compliance with the Declaration of Reservations, subject to any right to appeal said decision to the Board of Directors. Any property owner wishing to run for the Board of Directors of the Spring Creek Association shall file his or her name with the Corporate Secretary of the Association during regular business hours, between February first and March thirty-first of the election year. If February first or March thirty-first should fall on a weekend or a Nevada Statutory holiday, filing of candidates will be extended to the following business day. The Secretary of the Association will identify the candidate and verify his/her eligibility pursuant to this Article and Article III of the Bylaws. No other names will appear on the ballot. There shall be no write-in candidates. Each candidate will be responsible for his/her own campaign with no expense to the Association. If only one (1) qualified nomination is made for a vacant position, such nominee shall automatically be deemed and declared elected, and balloting shall be dispensed with in respect to that particular vacancy.

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. The increase in assessments will fund these items.

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