Spring Creek Association

Staff Update

May 2017

*Facilities:*

Community Center: Jermans, the golf course and the pro shop are all up and running. The POS system is now up and running and we are working through the operations of this. The Association Offices are also moved. We still need to move the temp power and tie in the old building and new building together which is on May’s agenda. There are also quite a bit of items that is on the Association to complete including landscaping which will take place once the trench and power is finalized.

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.

**Shooting Range:** The grant for the shooting range was submitted and we are currently waiting a response. I did speak with the local grant person at NDOW who forwarded it on to the federal level which is good news. Once we hear, we will regroup with our committee and staff and get a plan for next steps. During Clean Up Day, many residents helped cleanup that area.

**Schuckmann’s Complex:** The SCA has met 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. We will now develop a case statement, funding plan, and prospect list and move to a capital campaign with board approval.

**School District:** The ECSD has interest in putting a school on 106D property. We will continue to have conversations with the school on what they are looking for and will bring to the board any additional information as it becomes available.

**Commercial Properties:** The SCA voted to rezone two parcels located near Little Khoury’s. We are waiting on direction from our legal on next steps to have these properties up for sale. We still have our property for sale at 451 Spring Creek Parkway and on Country Club.

*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. There are some holes IE Palace Ct. that will need hot mix and the plant has not yet opened. We have just received the skid steer that was approved last month which will allow us to do additional work and help with shouldering of the roads. We have assigned the roads that will be chipped this year which is included in this packet.

Animal Control: Katie has supplied the DA and Sheriff’s office with a version and is still waiting to hear back. I contacted the City of Elko to see if we can get a record (since it is public record) each week of the animals who were taken to the shelter who are SCA PO’s and have loose dogs so we can follow-up on our end to help with this major issue in Spring Creek. I also spoke to the Sheriff regarding what more they can do to help fix this issue in Spring Creek as it is out of hand. 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 is currently out spraying many roads and amenities in SC with the brush beater and sprayer combination which we hope will save time and be more efficient in dealing with the weeds. We have also contracted with Humboldt Wildlife to help with weeds and reseeding of those areas for this year.

**Municipalities Study:** I have a call scheduled next week to review the final version of the Municipalities Study and ask any further questions. The final version will be on the agenda in July for the board to review and decide next steps. This was emailed out to the board to review as well.

**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. We have placed new signs at the Marina stating this. We are working with FWS, NDOW and Humboldt Wildlife Services to finalize other aspects of the plan including trapping of 150 geese. If there are questions on this, please refer them to the Geese Management Plan on the website.

Water Issues:

*Water Meter Reading:* Comments were placed into the docket after the April 19th meeting by the public as well as by GBWC including Wendy Barnett. I would like the SCA to put in a formal response to some of the issues that arose in the docket.

As of April 19th, the community met with the PUCN Commission, PUCN Staff, BCP, GBWC at a Consumer Session which is part of an overall investigation. From here, the PUCN Staff and GBWC will present their findings to the Commission at which time they will decide next steps. The Community really expressed their frustrations regarding the water and we believe this is a positive step in the right direction to getting resolution.

*Water AB #109:* The Bill has been exempt from deadlines which is good news for SCA. This bill should be set for a work session in the Assembly Ways and Means committee. From here is will be voted on by the Assembly and moved on to the Senate. We will likely need to go through the process of testimony again once we hear about the dates for the Senate.

**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.

*Events:*

**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