

**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS  
REGULAR MEETING MINUTES  
WEDNESDAY, APRIL 26, 2017, 5:30 P.M.  
SPRING CREEK ASSOCIATION OFFICE  
451 SPRING CREEK PARKWAY, SPRING CREEK, NV 89815**

**CALL TO ORDER:** Chair Paddy Legarza called the Meeting to order at 5:30 p.m.

**DIRECTORS PRESENT:** Directors, Pat Plaster, Mike McFarlane, Jim Jeffries, Travis Mahlke

**DIRECTORS ABSENT:** Vice Chair Josh Park and Director Paul McAnany

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

**ATTORNEY PRESENT:** Katie Howe McConnell

**PLEDGE OF ALLEGIANCE:**

- I. COMMENTS BY THE GENERAL PUBLIC:** None
- II. REVIEW, DISCUSSION AND POSSIBLE APPROVAL TO PURCHASE A SKID STEER AND MATTERS RELATED THERETO.** President Bahr introduced the agenda item indicating the purchase of a Skid Steer was budgeted at \$24,000 as a Capital Expense purchase for 2017. Road Department Supervisor, Kenny Millis, recently re-evaluated whether a Road Sweeper budgeted for 2017 Capital purchase needed to occur this year as planned. He determined that SCA will not require the Road Sweeper purchase this year. The capital amount of \$60,000 was budgeted for the Road Sweeper. Capital resources can for both these purchases can be reallocated and combined to accommodate the purchase of the Skid Steer. Road Department staff recommends the acceptance of Bid D from Cashman Equipment stating additional attachments can be obtained including a road sweeper. They also state the Skid Steer can be used along with the proposed purchase of widening/shouldering equipment under consideration in Agenda Item III of this meeting. Board discussion ensued. No public comment was offered. Director Jeffries moved to accept Bid A from Coastline Equipment to purchase a 2017 John Deere Skid Steer, 332 G in the amount of \$57, 495.00. Clarification by SCA staff ensued stating the item in Director Jeffries motion under consideration was not the item recommended for purchase by the Road Department. There was no second to the motion; the motion failed. Director Plaster made a motion to accept the recommended Bid D from Cashman Equipment for the purchase of a new John Deere Skid Steer Loader, 272D2 in the amount of \$52,932.25. Director Mahlke seconded the motion. The vote was called; the motion carried 5-0.
- III. REVIEW, DISCUSSION AND POSSIBLE APPROVAL TO PURCHASE A ROAD WIDENING/SHOULDERING ATTACHMENT AND MATTERS RELATED THERETO.** President Bahr introduced the agenda item and indicated the input of NDOT had been sought on how to go about building up the road shoulders along with widening of roads in some areas. She explained they would be using the grader and adding material to accomplish the buildup of road shoulders. She stated there are savings in not purchasing road sweeper or the weed sprayer unit budgeted at \$30,000. The widening/shouldering attachment was not originally included in the Capital Purchase budget for 2017. No public comment was offered. Board comment ensued. Director Mahlke moved to accept the Road Supervisor's recommended Bid A by Road Widener, LLC of Oconomowoc, WI in the amount of \$50,200. Director McFarlane seconded the motion. The vote was called; the motion carried 5-0.

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- IV. REVIEW, DISCUSSION AND POSSIBLE APPROVAL TO PURCHASE A TRAILER FOR THE PARKS DEPARTMENT AND MATTERS RELATED THERETO.** President Bahr introduced the agenda item stating that the purchase of a trailer had been considered last meeting and when last considered further research was required about the type of trailer. She commented on some of the issues about efficiency and that the trailer now being considered for purchase would help with efficiency. No public comment or Board comment was offered. Four bids have been received. Director McFarlane moved to accept Bid B in the amount of \$6,519.00 from American Trailer Sales of Boise, ID for the purchase of a new Big Tex 14OA 22' deck trailer with dovetail. Director Mahlke seconded the motion. The vote was called; motion carried 5-0.
- V. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE SCA FIELD PERMIT AND ITS USE REGARDING TRAVELING SPORTS TEAMS OR OTHER LEAGUES AND MATTERS RELATED THERETO.** President Bahr introduced the agenda item and commented that when this topic was last discussed at the March 2017 BOD meeting, the Board and staff may have overlooked the fact that traveling sports teams have players who may have already paid for the an SCA field use permit; some of those players play on other regular leagues that paid previously for the use permit and that SCA should be sensitive to assuring that those players not be charged twice for the use of the fields. She invited discussion among the Board members on how to move forward with the new facts taken into consideration. Discussion ensued among the Board members. No public comment was offered. Director Mahlke moved that the SCA Field Use Permit would have a stipulation that if a player is not already on a team or league that has previously paid the Field Use Permit fee, those players would be charged the \$15 Field Use Permit fee. Director Plaster seconded the motion. The vote was called; motion carried 5-0.
- VI. COMMITTEE OF ARCHITECTURE:**
- A. REPORTS:** President Bahr reviewed the report and commented on the schedule that is in place detailing which Tracts would be surveyed and violations noted by quarter. Chair Legarza commented that she noted an increase in COA revenue.
- B. REVIEW AND POSSIBLE APPOINTMENT TO THE COMMITTEE OF ARCHITECTURE.**  
John Featherstone has provided a letter of interest to be appointed to the Committee of Architecture for the remainder of 2017. President Bahr introduced Mr. Featherstone and he commented on his history in Spring Creek as a resident and his familiarity with the COA rules and regulations. Director McFarlane asked if Mr. Featherstone was prepared to devote the time to the property surveys and if he would be able to cite properties in violation and uphold the COA rules and regulations in those instances when controversy is involved. Mr. Featherstone stated he would be able to perform the required duties of a COA member with due diligence. Director McFarlane moved to approve the appointment of John Featherstone to the Committee of Architecture to fill the existing vacant seat. Director Jefferies seconded the motion. The vote was called; motion carried 5-0.
- VII. STAFF REPORT:** President Bahr updated progress on:
- A. Fairway Community Center** – SCA staff is moved into the new Community Center facility and everything is mostly moved out of the old location. The Point of Sale system is still not up and running in either the Pro Shop or the restaurant We are working on getting the system installed.
- B. Horse Palace** – Nothing new on this project as it continues to be worked on over the next couple of years. We are looking to use it as a multi-purpose facility. We have some operational issues and we are working on fixing those problems.
- C. Shooting Range** – Still waiting to hear on the grant application submitted on February 22, 2017. A cleanup day was held with the help of 4-H.

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- D. Schuckmann's Sports Complex** – President Bahr met with the foundation and stated they are very interested in funding the project. Her next step is to get a plan together on what the project looks like. Some of the top priorities discussed at that meeting were: a recreation center, a Boys and Girls Club, update to existing facilities, a swimming pool. She indicated she also met with the Elko County School District about future school locations.
- E. COA Operations** – COA has done a very good job of reviewing the rules and regulations and revising some of those where needed and COA members reviewed how the different processes work.
- F. Roads** – Continues with projects: sweeping, fixing potholes, working on best practices and obtaining the proper equipment and keeping it maintained and making sure we use proper methods to fix SCA road problems.
- G. Animal Control** – Still waiting for the Elko County D A's office and County Commission to be able to move forward.
- H. Weed Management** – They have begun weed spraying and next week they will be brush beating. Sam Sanders of the NDOW has been helpful in assisting with his knowledge.
- I. Municipalities Study** – Additional questions have been submitted to Hanford that arose from the meeting. When the follow-up information is received then the Board will have to meet to decide where SCA wants to go from this point forward.
- J. Geese Management** – We have been working on and have received all necessary permits. We started implementing the measures. We are going to be contracting with Humboldt Wildlife for a geese roundup and then implementing dog patrols which has been recommended.
- K. Water Committee** – The meeting scheduled for Wednesday, April 19, 2017 was held at the Spring Creek High School Gym. President Bahr sent out the information on Spring Creek Utilities testimony to the Public Utility Commission. The BOD should review the testimony and make their own responses to statements on record. The PUC will provide testimony as well. On June 1<sup>st</sup> or 2<sup>nd</sup> there will be a pre-conference hearing at which time the Commission will decide if they want to pursue the matter further. President Bahr will be included in that hearing by phone. Assembly Bill 109 – We have been exempt from any deadlines and should have a vote in the Assembly to be followed by a vote in the Senate.
- L. Upcoming Events:**
  - Take Pride Day** – April 22<sup>nd</sup> at Fairway Community Center.
  - Family Rodeo** – This weekend, April 29<sup>th</sup>. Beginning at 1:00 p.m.
  - Take A Kid Fishing** – May 13<sup>th</sup>
  - Annual Meeting** – June 17<sup>th</sup> at the Fairway Community Center.
  - Freedom Festival** – July 4<sup>th</sup>
  - Trunk or Treat** – October 31<sup>st</sup>
- M. Pasture Lease:** President Bahr wants to discuss at the May meeting to see if it generates enough money and is worth continuing. President Bahr stated that in her opinion, if we are thinking of upgrades to the recreational campground area, we should be thinking about how we take care of those areas versus leasing pasture. She requested the Board give that issue some thought prior to the next Board meeting and be prepared to discuss whether we want to continue with that pasture lease contract. She stated she does not know if it is worth it for the actual amount of money we get for the lease of that pasture land.

Director McFarlane questioned President Bahr about the Horse Palace design study and the two-year process time frame. He specifically wanted to know whether she is anticipating a two-year process before we can identify anything at all that needs to be done. Chair Legarza stated that issues have

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been identified but that the SCA Board needs to develop a plan on what needs to happen first. President Bahr stated that she thinks that overall between this year and next year we will have a good sense of what a multi-purpose facility does, and decide if that's the direction we are going. We need to decide what HVAC and lighting systems may be required for a multi-purpose event center and after all that is decided we can move forward with whether it is going to be the Horse Palace or a multi-purpose event center. Director McFarlane asked if the things we have identified that need to be done in terms of repair are waiting on this decision process or are they being addressed now as we work through the rest of the deciding process. President Bahr indicated that some repair work is being done: chutes are being repaired and some concrete work needs to be done. Bathrooms will be repaired. She stated all the safety things that were put in the budget as a Capital expense and approved are going to be done this year. Some painting will be done and some concrete will be taken out and replaced. Director McFarlane stated that again things like the heating and lighting improvements are things that will have to be laid out. President Bahr stated that if a multi-purpose event center is decided on, the type of surface and HVAC system and lighting will be different from what the required safety repairs and suggested improvements detailed in the Horse Palace design study.

No public comment was offered on the Staff Report.

### **VIII. APPROVAL OF MINUTES:**

- A. March 22, 2017 Regular Meeting Minutes.
- B. April 1, 2017 Special Meeting Minutes.

No public or Board comment was offered. Director Plaster moved to approve the March 22, 2017 Regular Meeting minutes as submitted. Director Jefferies seconded the motion. The vote was called; the motion carried 5-0.

No public or Board comment was offered. Director Plaster moved to approve the April 1, 2017 Special Meeting minutes as submitted. Director McFarlane seconded the motion. The vote was called; motion carried 5-0.

### **IX. ACCEPT MARCH 2017 SPRING CREEK ASSOCIATION ASSESSMENT AND LEGAL RECEIVABLE REPORTS:**

Treasurer Preston offered no additional comment. No comment was offered by the Board or the public. Director McFarlane moved to accept the March 2017 SCA Assessment and Legal Receivable Reports as submitted. Director Jefferies seconded the motion. The vote was called; the motion carried 5-0.

- X. ACCEPT MARCH 2017 FINANCIAL REPORTS:** Treasurer Preston offered general comments and clarification on the Financial reports. Chair Legarza asked for clarification on the Profit and Loss Report for Buildings and Maintenance, line item #5532 - Player Use Fees: the question was whether income was for the use of ball fields. Treasurer Preston clarified the player use fees. No Public comment or Board was offered. Director Mahlke moved to accept the March 2017 Financial Reports as presented. The motion was seconded by Director McFarlane. The vote was called and the motion carried 5-0.

### **XI. MEETING SCHEDULE:**

The next Regular Board of Directors meeting is scheduled for Wednesday, May 24, 2017 at 5:30 p.m.

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### **XII. BOARD OF DIRECTOR COMMENTS:**

Director McFarlane commented that it's nice to see the Fairway Community Center is busy. President Bahr commented that favorable comments have been received on the restaurant. President Bahr also reviewed the candidates for the upcoming open Board of Directors seats and that no election will be required because there was only one candidate application submitted for each of the open seats. The candidates are Molly Popp, Tom Hannum and Jake Reed. Comment was made about the horrible road boring job on Foxridge and Parkridge and the potential problem it has created for snow plows. She also explained that some of the mailbox areas will be paved this year. Plans for the old buildings were also discussed. Mention was also made of the SCA lots that are for sale. Comment was offered on the School District and the plans for new schools and possible locations.

### **XIII. MEETING ADJOURNED: 6:19 p.m.**