



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Board of Directors
Wednesday, March 24, 2021, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

The meeting was held in person and telephonically through Zoom.com due to the COVID-19 Pandemic

PRESENT: Randy Mauldin (Tract 300), and John Featherston (Tract 400)
At-Large Members: Vice Chair Tom Hannum and Jake Reed

ABSENT: Chair Josh Park (Tract 100), Karl Young (Tract 200), Molly Popp (At-Large)

CORPORATE OFFICERS PRESENT: SCA President Bahr, SCA Treasurer Austin-Preston

CORPORATE ATTORNEY: Katie Howe McConnell

CALL TO ORDER: Vice Chair Hannum called the meeting to order both in person and telephonically at 5:30 PM.

PLEDGE OF ALLEGIANCE.

NOTICE:

- 1. Items may be taken out of order**
- 2. Two or more items may be combined**
- 3. Items may be removed from agenda or delayed at any time**
- 4. Restrictions regarding Public Comment:** Pursuant to N.R.S. 241.020(c) (3), this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item. Comments during this public comment period are limited to items NOT listed on the agenda, and shall be limited to not more than three (3) minutes per person unless the Board of Directors elects to extend the comments for purposes of further discussion. Persons making comment will be asked to begin by stating their name for the record and to spell their last name. The Chair may prohibit comment, if the content of that comment is a topic that is not relevant to, or within the authority of, the Spring Creek Association or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers.

I. COMMENTS BY THE GENERAL PUBLIC

ACTION SHALL NOT BE TAKEN

No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.

No public comment was received.

II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO RENEW, MODIFY, OR TERMINATE THE FIREHOUSE FIELD LEASE. FOR POSSIBLE ACTION

President Bahr provided information on the 30 year lease for the Firehouse Field with Elko County and they are agreeable to renewing the lease. Currently, we provide all of the maintenance for the areas and they will discuss whether it is possible for the County to donate the land to SCA. We are asking for the Board's approval to move forward with a new lease for a 10 year term with successive 10 year terms and if they are willing to donate the land it will come back before the Board before it renews in November.

Public Comment:

No public comment was received.

Member Mauldin asked whether the county would consider selling the land to SCA.

Member Reed moved/Member Featherston seconded to renew the Firehouse lease consistent with the discussion with the County. Motion carried (4-0), Chair Park, Member Young, and Member Popp absent.

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER LISTING THE OLD ADMINISTRATION BUILDING AT 451 SPRING CREEK PARKWAY FOR SALE. FOR POSSIBLE ACTION

President Bahr provided background to the Board that the old Administration building was taken off the market when the Ambulance proposed to use the building for an additional site. The property was previously listed with Elko Realty at \$209,000. We did receive previous interest for the property, but there are many upgrades that need to be done. The property is currently on the GBW sewer system.

Public Comment:

No public comment was received.

Member Mauldin recommended using a realtor that is based out of Spring Creek.

Member Featherston moved/Member Reed seconded to list the former Administration building for sale with a, to be determined, Spring Creek agent at a price to be agreed upon as fair market value allowing Jessie Bahr to sign any agreements. Motion carried (4-0), Chair Park, Member Young, and Member Popp absent.

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE MARINA WATER QUALITY PLAN COST ESTIMATES AND ALLOCATION FROM THE CAPITAL RESERVE. FOR POSSIBLE ACTION

VP Kerr provided a PowerPoint presentation regarding the phased approach for quality and clarity of the water. Blue-Green algae has been confirmed as the dominant species in the Marina.

Phase 1 includes permitting which is estimated to take 120-180 days and the lowest estimate from an engineer to assist with the process is approximately \$8,000 and the permits are estimated to cost up to \$2,500 to treat 1 acre.

Phase 2, once permits are approved, includes dredging the 1 acre area that is estimated to take 7-14 days. SCA crews constructed a homemade dredge that would need some upgrade and repairs. The material taken out of the Marina would be placed in the 300 pit to dry out. We would need to verify whether a permit is needed. Dredging could not begin until all permits are approved.

Phase 3 includes installing a silt fence or turbidity curtain. SCA crew could install the fencing around the swim area and the cost would be approximately \$10,000 for the materials. A floating boom would be used to hold up the 100 foot section by 5 foot curtain and would require an anchor package.

Phase 4 includes the continued maintenance of the water quality through adding chemicals, enzymes, and aeration.

Options include:

- An application of copper sulfate at a cost of approximately \$1500 for the whole Marina. It is the best option to kill the blue/green algae.
- Manual removal of algae from the shoreline. Materials required would be approximately \$500.
- Use of solar powered ultrasonic units at an estimated cost of \$9,500 per unit for a 1600 foot diameter area. Possible to see results within 3 weeks. Other ultrasonic unit information was provided and would cost approximately \$58,000.
- Barley straw, a natural means of control and safe for fish. It would require one pound of straw per 2,000 gallons of water.
- Continued water quality testing at approximately \$600 per year.

Included in the pricing for the project are the engineering, permitting, dredging, chemical treatments, algae removal, 1 ultrasonic unit, and the silt fencing. Currently, there is \$18,000 allocated from the carry-forward funds for the Marina water quality and this plan would require an additional \$16715 from the Capital Reserve.

Aretha Vavrack, Tract 100, asked whether the ultrasonic units would deter the pelicans and geese.

Member Featherston moved/Member Reed seconded to approve the Marina Water Quality plan and allocate \$17,000 from the Capital Reserve. Motion carried (4-0), Chair Park, Member Young, and Member Popp absent.

V. COMMITTEE OF ARCHITECTURE

A. REPORTS

COA Secretary Cromwell provided information on right of way permits, business permits, that violation reviews have begun in the 300 Tract.

NON-ACTION ITEM

VI. APPROVAL OF MINUTES:

February 24, 2021 Regular Meeting Minutes

The minutes were tabled until the April meeting.

FOR POSSIBLE ACTION

VII. ACCEPT FEBRUARY 2021 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.

FOR POSSIBLE ACTION

Member Featherston moved/Member Reed seconded to accept the February 2021 Assessment and Legal Receivable Reports. Motion carried (4-0), Chair Park, Member Young, and Member Popp absent.

ACCEPT FEBRUARY 2021 FINANCIAL REPORTS.

FOR POSSIBLE ACTION

Vice Chair Hannum moved/Member Featherston seconded to accept the February 2021 Financial Reports. Motion carried (4-0), Chair Park, Member Young, and Member Popp absent.

MEETING SCHEDULE

NON-ACTION ITEM

The next Regular Board of Directors meeting is scheduled for Wednesday, April 28, 2021 at 5:30pm. The meeting may be held telephonically.

VIII. PUBLIC COMMENT

ACTION SHALL NOT BE TAKEN

No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.

IX. ADJOURNMENT

The meeting adjourned at 6:42 p.m.