



## **SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES**

Spring Creek Association ("SCA") Board of Directors  
Wednesday, July 25, 2018, 5:30 PM, PST  
Fairway Community Center Meeting Room  
401 Fairway Blvd, Spring Creek, Nevada

**PRESENT:** Chair Josh Park (Tract 100), Vacant Seat (Tract 200), Vice Chair Pat Plaster (Tract 300), Paddy Legarza (Tract 400)

**At-Large Members:** Tom Hannum, Molly Popp, Jake Reed

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

**CORPORATE ATTORNEY:** Katie Howe McConnell

**CALL TO ORDER:** Chair Park called the meeting to order 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.

Terry Lister, Tract 200, thanked the board for their actions at the Special Meeting on July 9, 2018.

Chair Park made comments in regards to an Elko Daily Free Press editorial and noted some discrepancies in the article. He stated that he would like all future Board of Director's meetings to be broadcast in their entirety.

**II. ELECTION OF OFFICERS FOR THE JULY 2018-JUNE 2019 TERM:**

***FOR POSSIBLE ACTION***

**A. Acceptance of nominations and election of a Director to serve as the Chairperson of the Board of Directors.**

Vice Chair Plaster moved/Director Hannum seconded to nominate Josh Park to serve as the Chairperson for the July 2018-June 2019 term. Motion carried (5-0-1) Director Park abstained.

**B. Acceptance of nominations and election of a Director to serve as the Vice-Chairperson of the Board of Directors.**

Director Hannum moved/Vice Chair Plaster seconded to nominate Paddy Legarza to serve as Vice Chairperson of the Board of Directors. Motion carried (5-0-1) Director Legarza abstained.

**III. DISCUSSION AND POSSIBLE ACTION TO APPROVE SIGNATURE AUTHORITY TO THE ELECTED 2018-2019 CHAIRPERSON AND VICE-CHAIRPERSON AND TO REMOVE SIGNATURE AUTHORITY FOR THE 2017-2018 CHAIRPERSON AND VICE-CHAIRPERSON FOR SCA ACCOUNTS AT NEVADA STATE BANK, MORGAN STANLEY/SMITH BARNEY, ELKO FEDERAL CREDIT UNION AND US BANK.**

***FOR POSSIBLE ACTION***

Director Popp moved/Director Reed seconded to approve signature authority to the elected 2018-2019 Chairperson and Vice Chairperson and to remove signature authority for the 2017-2018 Chairperson and Vice Chairperson for SCA accounts at Nevada State Bank, Morgan Stanley/Smith Barney, Elko Federal Credit Union and US Bank. Motion carried (6-0).

**IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE 2017 FINANCIAL AUDIT PREPARED BY TERI GAGE, EIDE BAILLY LLP.**

***FOR POSSIBLE ACTION***

Terri Gage with Eide Bailly, LLP was present to answer questions on the financial audit presented at the Annual Meeting on June 16, 2018. She noted that the SCA received a clean opinion on the audit report.

Vice Chair Plaster moved/Director Legarza seconded to approve the 2017 financial audit. Motion carried (6-0).

**V. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM NV ENERGY TO APPROVE A USAGE AGREEMENT FOR A PORTION OF PARCEL "S" IN TRACT 403 FOR UTILITY FACILITIES.**

***FOR POSSIBLE ACTION***

Leasa Hermansen with NV Energy provided an overview of the usage agreement and answered questions from the directors in relation to the project.

Director Hannum moved/Director Reed seconded to approve the usage agreement for a portion of parcel "S" in Tract 403 for utility facilities and authorize the Board Chair to sign the agreement. Motion carried (6-0).

**VI. REVIEW, DISCUSSION AND POSSIBLE ACTION OF A REQUEST FROM MICHAEL PAPPAS TO PURCHASE AND INSTALL A ROPING ARENA AT BRENT PARK (AKA VISTA GRANDE PARK). *FOR POSSIBLE ACTION***

Mike Pappas presented his request and provided information to the board on the arena proposal.

Terry Lister, Tract 200, noted that the pricing would be better if a different type of sand was used.

Director Popp asked what the plan for making improvements to the facility year after year was and who would maintain it.

President Bahr noted that we would have to speak to the insurance company and that it would probably have to be SCA staff maintaining the arena.

Director Legarza noted she would like to see more numbers before making a definitive decision.

President Bahr noted that further research into the project was put on hold until Board direction is received. She suggested that when the new Director for Tract 200 is appointed that we have a meeting and see what the members want, including sending out a survey to the 200 Tract and compiling the information for the September meeting.

Director Hannum suggested we check with Elko County in regards to permits for the arena.

Director Legarza moved/Director Popp seconded to give direction to staff to investigate the insurance primarily, and depending on the answer from the insurance company, proceed with further research to include costs of maintaining the arena and other costs not included in this presentation. Motion carried (6-0).

**VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE FABRICATION AND INSTALLATION OF 2 SETS OF STAIRS FOR THE FAIRWAY COMMUNITY CENTER. *FOR POSSIBLE ACTION***

Treasurer Austin-Preston noted that the requirement for permits for commercial construction and engineered plans increased the costs provided.

Director Hannum questioned if the stairs could be concrete, as that would be a decreased cost and if both sets of stairs needed to be done this year.

It was noted that if the plans were changed that the association would have to pay for another engineered drawing.

Director Legarza moved/Vice Chair Plaster seconded to accept the bid from Raintree Construction for the fabrication and installation of 2 sets of stairs for the Fairway Community Center. Motion carried (6-0).

**VIII. COMMITTEE OF ARCHITECTURE**

**A. REPORTS**

***NON-ACTION ITEM***

COA Secretary Shields gave an overview on the report provided to the board.

**B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 381 PARKCHESTER DR (106A-004-008) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

***FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner has been sent three (3) notices regarding these violations. The property owner has been in violation since November 2017. There was email communication with a representative from Nation star. They were trying to get a contractor out to the property to take care of the weeds. Last email was in March reminding of the violation and there has been no further contact from Nation star. To date: after 8 months, property owner has not brought the property into compliance. It is the recommendation of the Committee of Architecture that the fine is upheld and the property violation is referred to Legal Counsel for further action.

Vice Chair Plaster moved/Director Hannum seconded to refer the property at 381 Parkchester Drive to legal counsel for further action and uphold the \$200.00 fine. Motion carried (6-0).

**C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 464 LAMONT PL (202-004-005) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. *FOR POSSIBLE ACTION***

COA Secretary Amie Shields stated the property owner has been sent three (3) notices regarding these violations. This property owner has been in violation since February 2018. There has been no contact with property owner. To date: after 5 months, property owner has not brought the property into compliance. It is the recommendation of the Committee of Architecture that the fine is upheld and the property violation is referred to Legal Counsel for further action.

Director Reed moved/Director Popp seconded to refer the property at 464 Lamont Place to legal counsel for further action and uphold the \$200.00 fine. Motion carried (6-0).

**D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 822 AESOP DR (403-009-003) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES. *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner has been sent three (3) notices regarding these violations. This property owner has been in violation since March 2018. There has been no contact with property owner. To date: after 4 months, property owner has not brought the property into compliance. It is the recommendation of the Committee of Architecture that the fine is upheld and the property violation is referred to Legal Counsel for further action.

Vice Chair Plaster moved/Director Popp seconded to refer the property at 822 Aesop Drive to legal counsel for further action and uphold the \$200.00 fine. Motion carried (6-0).

**IX. STAFF REPORT**

***NON-ACTION ITEM***

The staff report was provided in the Board's packet.

**X. APPROVAL OF MINUTES:**

***FOR POSSIBLE ACTION***

**A. May 23, 2018, Regular Meeting Minutes**

Vice Chair Plaster moved/Director Reed seconded to approve the May 23, 2018 regular meeting minutes with corrections. Motion carried (5-0-1) Director Popp abstained.

**B. July 9, 2018, Special Meeting Minutes**

Vice Chair Plaster moved/Chair Park seconded to approve the July 9, 2018 special meeting minutes with corrections. Motion carried (6-0).

**C. June 16, 2018, Annual Property Owner Minutes**

Director Hannum moved/Director Legarza seconded to approve the June 16, 2018 annual property owner meeting minutes with corrections. Motion carried (5-0-1) Director Popp abstained.

**XI. ACCEPT MAY & JUNE 2018 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.**

***FOR POSSIBLE ACTION***

Treasurer Austin-Preston gave an overview of the May and June 2018 assessment and legal receivable reports.

Vice Chair Plaster moved/Director Reed seconded to accept the May and June 2018 assessment and legal receivable reports. Motion carried (6-0).

**XII. ACCEPT MAY & JUNE 2018 FINANCIAL REPORTS.**

***FOR POSSIBLE ACTION***

Treasurer Austin-Preston gave an overview of the May and June 2018 financial reports.

Vice Chair Plaster moved/Director Popp seconded to accept the May and June 2018 financial reports. Motion carried (6-0).

**XIII. MEETING SCHEDULE**

***NON-ACTION ITEM***

The next Regular Board of Directors meeting is scheduled for Wednesday, August 22, 2018 at 5:30pm.

**XIV. PUBLIC COMMENT**

***ACTION SHALL NOT BE TAKEN***

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Mike Pappas asked when the Director for Tract 200 would be replaced. Treasurer Austin-Preston noted that the deadline to submit an application is August 3, 2018 and the item will come before the Board at the August 22, 2018 meeting.

**XV. ADJOURNMENT**

The meeting adjourned at 6:48 p.m.