



**SPRING CREEK ASSOCIATION  
BOARD OF DIRECTORS  
REGULAR MEETING NOTICE**

The Spring Creek Association Board of Directors will hold their Regular Meeting Wednesday, August 25, 2021 at the Spring Creek Association Office, 401 Fairway Blvd, Spring Creek, NV beginning at 5:30 p.m. (PST). There may be a quorum of the Committee of Architecture present at the meeting.

Attached with this Notice is the Agenda for said meeting of the Board of Directors.

This notice is to be posted at the following places no later than August 20, 2021:

**SCA Office-[www.springcreeknv.org](http://www.springcreeknv.org)  
Khoury's Market Community Board  
SCA Horse Palace  
Country Club Shell**

**COVID-19 RESTRICTIONS:**

SEATING MAY BE LIMITED TO THOSE APPEARING IN PERSON DEPENDING UPON ANY NEVADA GOVERNOR DIRECTIVES IN PLACE AT THE TIME OF THE MEETING. THE PUBLIC IS INVITED TO CALL IN AS FOLLOWS:


**The meeting can be accessed by phone by calling:**

**Number: [1-699-900-6833](tel:1-699-900-6833), Meeting ID: [824 1633 1986](tel:824-1633-1986), Passcode: [592596](tel:592596)  
[1-346-248-7799](tel:1-346-248-7799)**

**Or by submitting an e-mail to: [scatreas@springcreeknv.org](mailto:scatreas@springcreeknv.org) by August 20, 2021.**

**NOTICE TO PERSONS WITH DISABILITIES**

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify Spring Creek Association in writing at 401 Fairway Blvd, Spring Creek, Nevada 89815 or by calling (775) 753-6295 at least 48 hours prior to the scheduled meeting.

  
Kristine Austin-Preston  
Corporate Secretary/Treasurer  
August 19, 2021

**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS  
REGULAR MEETING  
WEDNESDAY, AUGUST 25, 2021 AT 5:30 P.M., P.S.T.  
AT THE SPRING CREEK ASSOCIATION OFFICE  
401 FAIRWAY BLVD, SPRING CREEK, NEVADA  
AGENDA**

**Board of Directors**

**Tract**

**Josh Park-(100) – Chairperson, Karl Young - (200)**

**Randy Mauldin-(300), John Featherston-(400)**

**At-Large**

**Tom Hannum, Molly Popp, Jake Reed**

**CALL TO ORDER**

**ROLL CALL**

**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.

**II. APPEAL HEARING(S)  
HEARING, DISCUSSION AND POSSIBLE ACTION REGARDING APPEALS RECEIVED  
APPEALING THE SCA COMMITTEE OF ARCHITECTURE DECISION TO APPROVE OF A  
CONDITIONAL USE PERMIT FOR PARCEL L (043-034-001) FOR A CEMETERY.**

- A. A NOTICE OF APPEAL RECEIVED FROM BRANDON AND ANNIE HICKS AT 644 WILLINGTON DRIVE.**
- B. A NOTICE OF APPEAL RECEIVED FROM DENNIS & PATTI LATTIN AT 650 WILLINGTON DRIVE.**
- C. A NOTICE OF APPEAL RECEIVED FROM CALEB & RACHEL MCADOO AT 655 WILLINGTON DRIVE.**
- D. A NOTICE OF APPEAL RECEIVED FROM CHRIS & TAWNA MELTON AT 651 WILLINGTON DRIVE.**
- E. A NOTICE OF APPEAL RECEIVED FROM ORSON & JILL TINGEY AT 654 WILLINGTON DRIVE.**

*The appeals filed are all regarding the same Committee of Architecture Decision. The appeal hearing procedure is attached hereto. The Board may consider each appeal individually or may consider the appeals all at the same time and make one decision to Affirm, Modify or Reverse the Committee of Architecture Decision.*

***FOR POSSIBLE ACTION***

- III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO DECREASE THE LISTING PRICE FOR THE OLD ADMINISTRATION BUILDING LOCATED AT 451 SPRING CREEK PARKWAY.  
*FOR POSSIBLE ACTION*
- IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO LIST PARCEL 3 (102-010-082 – PARCEL 3) FOR SALE.  
*FOR POSSIBLE ACTION*
- V. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE ANNUAL REVIEW OF POLICY 16-001, CONFLICT OF INTEREST.  
*FOR POSSIBLE ACTION*
- VI. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE ANNUAL REVIEW OF POLICY 07-001, BOARD OF DIRECTORS' AND PRESIDENT'S CODE OF CONDUCT IN REGARD TO ETHICS, DIRECTORS' AND PRESIDENT'S ACTIVITIES AND ACCESS TO INFORMATION.  
*FOR POSSIBLE ACTION*
- VII. COMMITTEE OF ARCHITECTURE
- A. REPORTS *NON-ACTION ITEM*
- B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 406 BRENT DR (202-029-032) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.  
*FOR POSSIBLE ACTION*
- C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 491 BRENT DR (201-006-007) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.  
*FOR POSSIBLE ACTION*
- D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 522 CASTLECREST DR (201-006-007) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.  
*FOR POSSIBLE ACTION*
- E. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 353 TRECARTES AVE (201-009-052) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.  
*FOR POSSIBLE ACTION*
- VIII. APPROVAL OF MINUTES: *FOR POSSIBLE ACTION*
- A. July 28, 2021 Regular Meeting Minutes
- IX. ACCEPT JULY 2021 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.  
*FOR POSSIBLE ACTION*
- X. ACCEPT JULY 2021 FINANCIAL REPORTS.  
*FOR POSSIBLE ACTION*
- XI. MEETING SCHEDULE
- The Next Board of Directors meeting is scheduled for September 22, 2021 at 5:30pm.
- A. The Regular Board of Directors meeting in November is scheduled for November 24, 2021. As that is the Wednesday before Thanksgiving, it is the Board's pleasure to consider changing the meeting to Wednesday, November 10, 2021 at 5:30pm  
*FOR POSSIBLE ACTION*
- B. The Regular Board of Directors meeting in December is scheduled for December 23, 2021. As this falls near Christmas, it is the Board's pleasure to consider changing the meeting to Wednesday, December 1, 2021 at 5:30pm.  
*FOR POSSIBLE ACTION*
- XII. 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.

### **XIII. ADJOURNMENT**

#### **NOTICE TO PERSONS WITH DISABILITIES**

Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the Board of Directors in writing at: 401 Fairway Blvd; Spring Creek, NV 89815, e-mail [scatreas@springcreeknv.org](mailto:scatreas@springcreeknv.org), or by calling (775) 753-6295.

## **Committee of Architecture Appeal Procedure**

Upon receiving a notice of appeal, the Board of Directors shall set the matter as an action item on the agenda at a subsequent Board of Directors meeting. The Board of Directors shall give notice of the time and place at which the appeal hearing will be held to the original applicant, to the appellant if different than the applicant, to the Committee of Architecture, and to any other person requesting such notice and depositing with the Spring Creek Association Secretary a self-addressed stamped envelope for that purpose. The original applicant and the appellant must attend the Board of Directors meeting for which the appeal has been placed on the agenda.

The Board of Directors shall be provided with all the documents, evidence, and information which was submitted to the Committee of Architecture. The Committee of Architecture shall submit the documents to the Corporate Secretary within ten (10) days of the Notice of Appeal being filed. These documents shall constitute the record for the appeal. The Board of Directors will be bound by the same information that was submitted to the Committee of Architecture at the time the original hearing was held, along with the appellant's Notice of Appeal. The Secretary of the Committee of Architecture shall sign a form certifying that the contents of the record on Appeal contain only the information previously submitted to the Committee of Architecture.

The Board of Directors shall not be permitted to use any additional evidence or knowledge in their consideration of an Appeal from the Committee of Architecture. Any Director with additional knowledge of the specific facts of an appeal shall not share any additional information or knowledge that was not presented to the Committee of Architecture with the any other Director. The Board of Directors shall be unbiased in it's review of the Appeal.

At the appeal hearing, the appellant shall be heard first and shall set forth appellant's reasons for the appeal. Any person wishing to respond to the appellant's appeal will then have the opportunity to respond, after which the appellant may present any rebuttal argument which will be the final input received by the Board of Directors.

The Board of Directors, at the conclusion of the hearing on any appeal submitted based on a decision of the Committee of Architecture, may sustain, modify, or overrule the action of the Committee of Architecture, or may refer the matter back to the Committee of Architecture for further proceedings. If the Board of Directors determines that it appears necessary for a clear understanding of the issues that it hear additional evidence not presented at the hearing before the Committee of Architecture, it shall request that such evidence be provided and that the matter be remanded to the Committee of Architecture for further consideration prior to the Board of Directors making a final decision. The final decision of the Board of Directors on any such appeal shall be effective forthwith.

Any additional information which is presented to the Board of Directors which was not submitted to the Committee of Architecture will not be considered and should not be included, as it may delay any decision made by the Board of Directors. Please refrain from including any additional information other than what was submitted to the Committee of Architecture.

Declaration of Posting of  
Spring Creek Association  
Board of Director's Meeting Agenda

I, the undersigned do hereby state and return that I received a copy of the Spring Creek Association Board of Director's Regular Meeting Agenda for the August 25, 2021 meeting, a true copy of which is attached hereto, and that I posted a copy of the Agenda at the following public places in County of Elko, State of Nevada as follows:

1. Spring Creek Association Administrative Offices, 401 Fairway Blvd,  
Spring Creek, NV 89815  
Date: 8-19-21 Time: 3:55pm
2. Khoury's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815  
Date: 8-19-21 Time: 5:02pm
3. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV  
89815  
Date: 8-19-21 Time: 5:20pm
4. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815  
Date: 8-19-21 Time: 4:45pm

I declare under penalty of perjury that the foregoing is true and correct.

DATED this 19 day of Aug, 2021.

By Kashae Austin-Preston  
Name: Kashae Austin-Preston  
Title: Corp Treasurer