



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Board of Directors
Wednesday, October 28, 2020, 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: Chair Josh Park (Tract 100), Karl Young (Tract 200) and Randy Mauldin (Tract 300), John Featherston (Tract 400)

At-Large Members: Molly Popp

ABSENT: Vice Chair Tom Hannum (Tom Hannum entered the meeting at 6:13pm) and 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 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 CONSIDER FORMING A COMMITTEE TO PLAN FOR THE CREATION AND OPERATION OF A CEMETERY FACILITY WITHIN THE SPRING CREEK COMMUNITY. FOR POSSIBLE ACTION

President Bahr introduced the item and Mark Wetmore, Tract 400, who is interested in heading a committee regarding the creation of a cemetery in Spring Creek.

Mr. Wetmore described a process to form a small committee to assist in the planning, finding a suitable location, consider permitting needs, and working with the state regarding NRS statutes for a cemetery.

The Board commented on possible locations, the possibility of Veteran's Affairs involvement, and whether there would be a collaboration with Burns Funeral Home.

Public comment:

Kevin Martindale, Tract 100, commented on whether plots would be sold and the operation. It was clarified that those matters would be decided within the committee.

Elex Vavrck, Tract 100, provided comment on the maintenance, water costs, vandalism issues at a previous cemetery he was involved with.

Member Mauldin moved/Member Popp seconded to approve forming a committee to plan for the creation and operation of a cemetery facility within the Spring Creek community. Motion carried (5-0), Vice Chair Hannum and Member Reed absent.

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ACCEPT AND APPROVE THE 2019 FINANCIAL AUDIT PREPARED BY EIDE BAILLY LLP. FOR POSSIBLE ACTION

Teri Gage, Partner with Eide Bailly, and Julie Homan, Senior Audit Associate, were present to provide the 2019 financial audit report.

A PowerPoint presentation with an overview of the financial statements was provided and it was noted Spring Creek Association received a clean audit opinion, and the financials are presented fairly in all material aspects.

Public Comment:

No public comment was received.

Member Popp moved/Member Featherston seconded to accept and approve the 2019 financial audit prepared by Eide Bailly LLP. Motion carried (5-0), Vice Chair Hannum and Member Reed absent.

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE AN ELECTRICAL CONTRACT FOR INSTALLATION OF NECESSARY ELECTRICAL REQUIREMENTS FOR THE ELECTRONIC ACCESS GATES. FOR POSSIBLE ACTION

VP Kerr introduced the item stating we had received quotes from Ellison Electric, Sabala Electric, and Quantum Electric. Initially, it was thought staff could handle the additional power needed, but the project now includes a scope outside of our staff's abilities.

No public comment was received.

Member Hannum moved/Member Young seconded to approve an electrical contract for installation of necessary electrical requirements for the electronic gates to Quantum Electric for \$11,009. Motion carried (6-0), Member Reed absent.

V. REVIEW, DISCUSSION AND CONSIDERATION OF A REQUEST FROM THE ENHANCED 911 COMMITTEE MEMBERS TO OBTAIN A LETTER OF SUPPORT FROM THE SPRING CREEK ASSOCIATION REGARDING THE CELL PHONE SURCHARGE ALLOWING NEXT GENERATION 911 SERVICES FOR ELKO COUNTY FOR THE FUTURE. FOR POSSIBLE ACTION

President Bahr provided background on the Enhanced 911 Committee and introduced Lee Cabaniss, Chair of the Advisory Board.

Mr. Cabaniss provided information to the Board regarding location services now available within the new system. The 5 year master plan to continue funding the system has been approved and shows that the current cell phone surcharge would be insufficient to fund the system after 2024.

Ty Trouten, member of the Advisory Board, provided information on computer aided dispatch, the need for a State 911 Coordinator for more availability to grant funding, and changes in NRS statutes for pre-paid cell phones. He stated the committee is asking for a letter of support from the Board to increase the surcharge as needed to maintain funding for the system.

Chair Park asked whether there was a sunset on the surcharge. It was clarified that it would continue unless repealed through the NRS and the county chooses the amount. The consultant recommends the surcharge be \$1.00 rather than the current \$.25 and that would generate approximately 1.3 million.

Member Mauldin requested information on SOS systems for location services.

It was discussed that the letter include support for the NRS changes and a 911 Coordinator as well as the increased surcharge.

No public comment was received.

Member Mauldin moved/Chair Park seconded to draft a letter of support from the Spring Creek Association regarding the cell phone surcharge allowing Next Generation 911 services for Elko County for the future. Motion carried (6-0), Member Reed absent.

VI. REVIEW AND DISCUSSION OF THE 2021 ANNUAL BUDGET.

NON-ACTION ITEM

Treasurer Austin-Preston provided an overview of 2020's revenues and expenses and the proposed 2021 budget. Staff has provided a balanced budget with no increase to assessments proposed.

No public comment was received.

No action was taken.

VII. COMMITTEE OF ARCHITECTURE

A. REPORTS

No reports were provided to the Board as there was not a quorum present for the October COA meeting. **NON-ACTION ITEM**

B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ACCEPT THE RESIGNATION FROM RANDY HESTERLEE FROM THE COMMITTEE OF ARCHITECTURE.

FOR POSSIBLE ACTION

Mr. Hesterlee stated in his resignation that he no longer resides in Spring Creek.

No public comment was received.

Member Young moved/Member Popp seconded to accept the resignation from Randy Hesterlee from the Committee of Architecture. Motion carried (6-0), Member Reed absent.

C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER AN APPOINTMENT TO THE COMMITTEE OR ARCHITECTURE.

FOR POSSIBLE ACTION

Applications for the vacancy were received from Kevin Martindale, Tract 100, and Elex Vavrick, Tract 100.

Both candidates were asked whether they had attended any COA meetings. Neither had attended the COA, but have attended Board meetings.

Both candidates were commended on their desire to serve on the committee.

Vice Chair Hannum/Member Young seconded to appoint Kevin Martindale to the Committee of Architecture for the remainder of the term. Motion carried (6-0), Member Reed absent.

VIII. APPROVAL OF MINUTES:

FOR POSSIBLE ACTION

September 23, 2020 Regular Meeting Minutes

Vice Chair Hannum moved/Member Young seconded to approve the September 23, 2020 Regular Meeting Minutes as presented. Motion carried (3-0-3), Chair Park, Member Featherston and Member Popp abstained and Member Reed absent.

IX. ACCEPT SEPTEMBER 2020 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.

FOR POSSIBLE ACTION

Member Young moved/Vice Chair Hannum seconded to accept the September 2020 Assessment and Legal Receivable Reports. Motion carried (6-0), Member Reed absent.

- X. ACCEPT SEPTEMBER 2020 FINANCIAL REPORTS. *FOR POSSIBLE ACTION***
Member Young moved/Member Popp seconded to accept the September 2020 Financial Reports. Motion carried (6-0), Member Reed absent.

- XI. MEETING SCHEDULE *NON-ACTION ITEM***
The next Regular Board of Directors meeting is scheduled for Wednesday, November 18, 2020 at 5:30pm. The meeting may be held telephonically.

- 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.

No public comment was received.

- XIII. ADJOURNMENT**

The meeting adjourned at 7:15 p.m.