



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

Spring Creek Association ("SCA") Board of Directors  
Wednesday, May 27, 2020, 5:30 PM, PST  
Fairway Community Center Meeting Room  
401 Fairway Blvd, Spring Creek, Nevada

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

**PRESENT:** Chair Josh Park (Tract 100), Randy Mauldin (Tract 300) and John Featherston (Tract 400)

At-Large Members: Vice Chair Tom Hannum, Jake Reed

**ABSENT:** Karl Young, Molly Popp – Molly Popp entered the meeting at 6:00pm

**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 A REQUEST FROM THE SPRING CREEK HIGH SCHOOL GRAD NIGHT 2020 COMMITTEE TO DONATE A ROUND OF GOLF AND POSSIBLY CART RENTAL TO EACH SC HIGH GRADUATING SENIOR.**

***FOR POSSIBLE ACTION***

Sheree Carson, member of the SC High School Grad 2020 Committee, was present via phone. The committee is requesting a round of golf and possibly a cart rental for each graduating senior.

Member Mauldin inquired about the amount of the donation and that the certificates would be specific to the student and non-transferable. It is approximately \$5,000.

Member Featherston agreed that the certificates should be non-transferable and only redeemable by the student.

No public comment was received.

Member Featherston moved/Member Reed seconded to donate a round of golf and cart rental to each of the 195 graduating seniors from SC for 2020 with an individualized certificate. Motion carried (5-0) Members Popp and Young absent

**III. REVIEW AND UPDATES FROM ROB STOKES AND JOHN ELLISON REGARDING COVID-19.**

***FOR POSSIBLE ACTION***

Rob Stokes, Elko County Manager, John Ellison, NV State Assemblyman, and Pete Goicoechea, NV State Senator, were all present via phone for discussion.

Senator Goicoechea commented on the guidelines for casino reopening on June 4<sup>th</sup> to include every other machine in a casino.

Manager Stokes thanks SCA for their cooperation and allowing Vice-President Kerr to assist in the emergency management during the pandemic. He stated that the Governor's Phase 2 plan would be starting on Friday, May 29, with additional guidance to be released on Friday. He stated that Elko, and other rural counties, should not be treated the same as other counties. Elko has currently completed over 1000 tests and have 24 confirmed cases with 2 announced today.

Senator Goicoechea commented on the Abbott quick tests and VP Kerr confirmed that they have been received for first responders and the jail.

Manager Stokes commented on the county budget, hiring freeze, and overall economics as everyone has been affected by the closures and restrictions.

No Public Comment was received.

No action was taken.

**IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER PURCHASING BARRIER ACCESS SYSTEMS FOR SCA AMENITIES. *FOR POSSIBLE ACTION***

President Bahr introduced the agenda item stating that we had received a quote from Buchanan Access Systems for SCA security and access issues. The cost of the system is approximately \$120,000.

Chair Park explained that property owners would receive a key unique to them and SCA could better track users and quantity of use. He stated that SCA is not trying to discourage use of the amenities, but it would help us regarding vandalism issues and may help reduce our insurance rates.

Member Popp inquired about whether cameras were included in the price. It was clarified that they were not included. Also, she questioned why the Firehouse Field was not included in the bid, thought it should be included and how much the key cards would be.

President Bahr stated that the cards would be \$2.75 to \$5.00 and the Firehouse wasn't in the quote because it is not SCA property and under a lease with Elko County.

Member Mauldin requested a camera cost per unit. Again, it was clarified that cameras were not included in the quote. He was concerned if Vista Grande Park was decreased from 4 gates to 2 gates that it may hinder school bus access.

VP Kerr stated that Vista Grande has wide entrances and would require bigger gates, but there is an option to extend the chain link fence to eliminate a need for extra gates.

Member Featherston inquired about whether the cost to run power and have internet was included as some areas are remote.

VP Kerr clarified that we could use cell service or current internet at some areas and we are continue to work through the IT and those areas without power could use solar.

Mike Buchanan, Buchanan Access Systems, was present via phone. He stated that power would be provided by SCA and that high quality wireless interfaces could be tested prior to install.

Vice-Chair Hannum inquired about the installation and issues with soil types and noted that not all SCA roads are asphalt.

Member Reed inquired about a scheduled maintenance program. It was clarified that the barrier arms are sealed units and there are no serviceable items.

Mike Buchanan spoke on the card reader and keypad combination as an option for emergency situations. There could be additional charges for mobile credentials.

After further discussion it was proposed to have 2 gates instead of 4 at Vista Grande Park, add 2 gates at Firehouse Field, and change the contingency amount on the quote to \$20,000.

No public comment was received.

Member Featherston moved/Vice-Chair Hannum seconded to approve the quote for Buchanan Access Systems for a Barrier Access System for up to \$130,000 to be allocated from the Capital Reserve. Motion carried (6-0) Member Young absent.

**V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER PURCHASING CHIP ROCK FOR THE 2020 ROAD PROJECT. *FOR POSSIBLE ACTION***

President Bahr stated staff had sent request for quotes to several local companies for the chip rock. Staff had suggested Silver State Rock considering cost.

Vice-Chair Hannum discussed that Ruby Mountain Sand & Gravel offered different options for delivery with their proximity to Schuckmann's Sports Complex. He also stated that the testing data for durability and abrasion was good for Vega Construction and Silver State and he did not have any testing available for RMSG.

Member Mauldin inquired on the size difference and the finer material. Member Hannum clarified that both companies are 90% above 1/8".

Janell Silva, RMSG, was present and stated that abrasion tests weren't requested so there was no way to compare which company's product was the best.

Chair Park inquired on the ionic compatibility of the oil and chip and Member Reed questioned why one rock would require more oil. Member Hannum stated that they would all meet requirements but with more fine material may use more oil because of absorption.

Member Popp commented that she will be abstaining from the vote or discussion because the owner of RMSG is a relative.

Discussion continued on option to use RMSG because it could save SCA money for delivery and personnel as RMSG would provide the loader operator during the chip project rather than having our staff provide the service.

No public comment was received.

Member Featherston moved/Member Reed seconded to approve to approve RMSG, Option #2 pending the sieve analysis, abrasion tests, and specific gravity and density tests for \$141,252.80. Motion carried (5-0-1) Member Young absent, Member Popp abstained.

Member Featherston moved/Member Hannum seconded that should RMSG specifications and quality control data not meet standards, a bid will be awarded to Silver State Rock Products in the amount of \$138,250. Motion carried (5-0-1) Member Young absent, Member Popp abstained.

**VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE SELLING TRUCK #42, 2006 GMC 2500, PURSUANT TO POLICY 08-004, DISPOSAL OF ASSETS. *FOR POSSIBLE ACTION***

President Bahr introduced the item that staff is requesting the approval to sell truck #42, 2006

GMC 2500 as it would need a new engine to be operable. Staff would sell the item in compliance with policy 08-004.

No public comment was received.

Vice-Chair Hannum moved/Member Reed seconded to approve selling Truck #42, 2006 GMC 2500, pursuant to policy 08-004, Disposal of Assets. Motion carried (6-0) Member Young absent.

**VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE PLANS AND TEMPORARILY CLOSURE OF THE SHOOTING RANGE FOR MAINTENANCE AND IMPROVEMENTS. *FOR POSSIBLE ACTION***

President Bahr introduced the agenda item providing the 2020 work plan and Shooting Range committee's ideas for improvement. We would need to shut down the area for the improvements. We have tentatively received a \$42,000 Shooting Range Grant and the Board previously already set aside \$23,000 from the carry-forward funds for Campground and Shooting Range improvements.

Vice-Chair Hannum provided clarification that there would be additional 10 foot berms on the north side and extend from the stands to 200 yard and berms behind the target stands.

Member Popp moved/Member Reed seconded to approve the plans and recommendation of the committee of when to close the Shooting Range for improvements. Motion carried (5-0-1) Member Young absent, Member Hannum abstained.

**VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO WAIVE LATE FEES FOR ASSESSMENTS FOR MEMBERS FOR A DEFINED PERIOD OF TIME. *FOR POSSIBLE ACTION***

President Bahr stated that the Board previously waived late fees for April and May.

Attorney McConnell stated that their office is unable to do garnishments through the Justice Court and are still limited on collection procedures and suggested continuing to waive fees for June and July.

Member Mauldin suggested, considering the Governor's timelines, that we would extend to 45 days after opening completely.

Member Reed moved/Vice-Chair Hannum seconded to waive late fees for June and July and reassess for the future. Motion carried (6-0).

**IX. COMMITTEE OF ARCHITECTURE *NON-ACTION ITEM***  
**A. REPORTS**

The COA reports were provided in the Board packet for review. Attorney McConnell stated we are seeing properties getting cleaned up.

**X. APPROVAL OF MINUTES: *FOR POSSIBLE ACTION***

**A. April 22, 2020 Regular Meeting Minutes**

Vice Chair Hannum moved/Member Featherston seconded to approve the April 22,

2020 Regular Meeting Minutes. Motion carried (6-0) Member Young absent.

**B. May 1, 2020 Special Meeting Minutes**

Vice-Chair Hannum moved/Chair Park seconded to approve the May 1, 2020 Special Meeting Minutes. Motion carried (6-0) Member Young absent.

**XI. ACCEPT APRIL 2020 ASSESSMENT AND LEGAL RECEIVABLE REPORTS. *FOR POSSIBLE ACTION***

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

**XII. ACCEPT APRIL 2020 FINANCIAL REPORTS. *FOR POSSIBLE ACTION***

Member Reed moved/Vice-Chair Hannum seconded to accept the April 2020 Financial Reports. Motion carried (7-0).

**XIII. MEETING SCHEDULE *NON-ACTION ITEM***

The next Regular Board of Directors meeting is scheduled for Wednesday, July 22, 2020 at 5:30pm. The meeting may be held telephonically. The Annual Meeting will be held on June 20, 2020.

**XIV. PUBLIC COMMENT *ACTION SHALL NOT BE TAKEN***

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Member Featherston informed the Board that he would not be present at the Annual Meeting.

Chair Park discussed basketball hoops at the Marina. President Bahr commented that research has been done on multi-courts for the area for around \$75,000.

Member Mauldin requested a timeframe on when the gates would be completed. It was clarified that we are completed playgrounds and the football fields currently.

President Bahr provided information on the parade for the graduating seniors and that it would be a last minute decision on whether to hold the 4<sup>th</sup> of July festivities.

**XV. ADJOURNMENT**

The meeting adjourned at 7:44 p.m.