

**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS
REGULAR MEETING MINUTES
WEDNESDAY, DECEMBER 13, 2017, 5:30 P.S.T.
SPRING CREEK ASSOCIATION OFFICE
401 FAIRWAY BLVD., SPRING CREEK, NV 89815**

CALL TO ORDER: Chair Josh Park (Tract 100) Meeting Called to Order at 5:30 p.m.

DIRECTORS PRESENT: Vice Chair Pat Plaster (Tract 300), Directors: Jim Jeffries (Tract 200), Paddy Legarza (Tract 400); At Large Directors: Tom Hannum, Jake Reed Molly Popp,

DIRECTORS ABSENT: None

CORPORATE OFFICERS PRESENT: Jessie Bahr – SCA President
Kristine Preston – SCA Treasurer

ATTORNEY: Katie Howe McConnell

PLEDGE OF ALLEGIANCE:

I. COMMENTS BY THE GENERAL PUBLIC: None.

II. REVIEW, DISCUSSION AND POSSIBLE APPROVAL TO ACCEPT A PROPOSAL FROM EIDE BAILLY TO PROVIDE AUDIT SERVICES TO SPRING CREEK ASSOCIATION FOR THE YEAR ENDING DECEMBER 31, 2017 AND MATTERS RELATED THERETO. Teri Gage, partner of Eide Bailly, introduced herself and reviewed the history of Eide Bailly conducting Spring Creek Association’s annual audit services for the past several years. She stated that the Board has a proposal letter included in the meeting packet. The letter details the scope of the proposed audit services and an estimate cost of \$22,500 for these audit services for the year ended December 31, 2017 plus an additional \$1, 075 for the preparation of the SCA 2017 income tax return. The proposed cost for the 2017 tax year is estimated to be the same as the cost of the SCA 2016 audit and tax return preparation; no significant changes are anticipated in conducting the audit or tax preparation for 2017. She invited questions from the Board as it relates to the proposal. No questions from Board members were asked. No general public comment was offered; no Board discussion ensued. Director JeffEries moved to approve acceptance of the proposal from Eide Bailly to provide audit services to Spring Creek Association for the year ending December 31, 2017. Director Legarza seconded the motion. The vote was called; the motion carried 7-0.

III. REVIEW AND DISCUSSION AND POSSIBLE ACTION REGARDING THE SCA ROAD PERMIT AND MATTERS RELATED THERETO. President Bahr introduced the agenda item and explained the issues that have historically occurred regarding road repair after contract work has been done. Historically roads in Spring Creek have not been repaired properly by contractors after completing construction projects. SCA has been left to make repairs at its own expense to repair SCA roads. She stated that staff has looked at what other cities/towns have done to address these issues. A few changes have been made to the road permit document defining clearer expectations of contractors regarding road work /repairs. Changes include pre-inspection and post-inspection requirements and materials used. The inspections will be made by SCA staff and document road condition prior to and after construction work. Contractors will be held accountable for returning the road to pre-construction condition. The document changes were discussed at the November 2017 BOD meeting. President Bahr indicated the agenda item

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currently allows for further discussion and any additional questions to be answered. Attorney McConnell reviewed the new permit and these changes include the following:

- ✓ Road permit is valid for a 6-month period; after 6 months an extension can be applied for.
- ✓ A contractor 5-year warranty on road repair. Should a repair fail within 5 years, the contractor would be required to repair the road additionally.
- ✓ The COA adopting a \$100 permit fee is legally appropriate.

The agenda item was opened to questions and discussion. Chair Park asked if this item is something before the COA and what exactly is supposed to happen at this Board meeting. President Bahr clarified that the fee was approved at the December 12, 2017 COA meeting but that the item is for discussion today. The Board does not have to approve the proposed permit/fee at this meeting. Director Jeff Eries asked if the \$100 fee is refundable; Attorney McConnell clarified that the fee is an application fee and it is non-refundable. No additional Director comment ensued. Public comment was offered by Melanie Billat (Tract 200) who asked what is being considered as a road failure. She pointed out that pot holes can develop with regular use over time within an area that was worked and will cause the road to fail. Discussion ensued. Ms. Billat commented that a 5-year warranty is unreasonable for contractors for that reason. Dick Campbell (Tract 400) who represents NV Energy stated they are concerned with items 13, 18 and the last paragraph of the Public Right of Way Encroachment Permit and the reasons that NV Energy feels the items are concerning. The topic of boring under the roads versus cutting into roads was discussed. President Bahr offered additional comment and clarification. Further discussion ensued. Director Hannum suggested the item be reviewed again in one year and that the Board can also review the matter when future issues occur. No action was taken.

The following agenda item(s) are taken out of published agenda numeric order.

- VI. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING AN ACTION PLAN FOR FUTURE USAGE AND REPAIRS OF THE HORSE PALACE AND MATTERS RELATED THERETO.** President Bahr introduced the agenda item and noted the building has been around a long time with little attention to maintenance. She noted the design study that was commissioned in 2015 had been completed. The purpose of the agenda item for this meeting is to discuss what direction the Board should take on the Horse Palace. The topic of whether the Horse Palace should be an equestrian facility versus a multi-use facility were noted. Public comment was offered by Chandra Sollinger who commented that the facility is expensive to use and not available for use when people want to use it. She noted she understands the cost to take care of the facility but the times it is open for use are restrictive. She suggested there are others in the community who probably feel the same. Opening the facility for other types of use is a good idea and she offered additional comment on the annual fee and the ability to use the facility. She also suggested that volunteer security by Horse Palace users might be an option and suggested other ideas about how Horse Palace use could be enhanced. Chair Park stated how much he appreciated Ms. Sollinger's comments because he had no idea how others feel about how the Horse Palace is available for use or what barriers prevent it being used to its fullest extent by the community. President Bahr also commented on the issues that were raised and noted the insurance liability. Stacy Wines (Tract 400) commented on the problem of heat and not being able to keep spectators warm during various types of events and the maintenance on the livestock chutes. She also mentioned the cost to rent the facility for the day versus the cost in Elko: \$250/day in Elko versus \$550 for the Horse Palace. She also mentioned availability for use particularly for those that work different shifts. Paul Algeria (Tract 400) commented that accessibility for use is sometimes in conflict with special events use and the need to have a balance in use so that community people can use it along with commercial special event use. Karen Wines (Tract 400) also commented on accessibility and the history of past events that were popular and well attended. Jody Weston commented on accessibility and use in the Winter months. Robert Brown (Tract 100) commented that he supports the concept of volunteer efforts to accommodate accessibility for horse owners. Chair Park stated he wants to see access for users increase and that the Board is supportive of efforts to make it available. President Bahr offered additional comment. What constitutes multipurpose use was discussed. Chair Park stated that he felt the first group that should have the focus of Horse Palace

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use is the equestrian group and that a balance of uses is reasonable. Suggestions on scheduling events was offered. Chair Park suggested a town hall meeting for the community to come together and map out the future strategy for facility long term use. Other Board comment ensued, and suggestions made on what would help the Board determine what must be done to make use of the facility more useful immediately. Chair Park moved to pursue having President Bahr and her team investigate the different uses of the Horse Palace facility and the modifications necessary to support those uses. Director JeffEries seconded the motion. The vote was called; the motion carried 7-0.

IX. COMMITTEE OF ARCHITECTURE:

K. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 668 SMOKEY DRIVE (202-011-046) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO. President Bahr reviewed the history of the agenda item stating that a three (3) month extension had been granted until July 11, 2017 to resolve the matter of someone living in a travel trailer located on the property. Photographic documentation on November 8, 2017 shows the violation has not been resolved. Laurie Belville, the property owner, was present to explain that no one is living in the travel trailer as of July 4, 2017 stating they had it all taken care of and thought the violation had been resolved. She stated that the occupants of the trailer, her son who recently got out of military service, is sleeping in the house but personal belongings are still in the travel trailer; they go to the trailer to get their belongings. Discussion ensued. Chair Park requested that Attorney McConnell read and clarify the COA rule on page 5 Item #10 on travel trailers/motorhomes and personal use of or renting a travel trailer or motorhome as a residence on any lot. Chair Park stated his position on the matter and will refrain from further comment because of the fact no one is currently living in the trailer. Further discussion and commentary ensued. Public comment was offered by Robert Brown (Tract 100) commented that he helped them move the travel trailer and stated his other concerns with neighbors filming things as appears to have been done. Chair Park clarified how short and long-term residence in a travel trailer/motorhome is handled by the SCA rules/by-laws and how to seek permission to allow for that. He stated the rule must be followed but the SCA must be careful in mandating how people use their personal property. Additional explanation about taking time away from work to address Board meeting matters ensued. No additional public or Board comment was offered. Director Hannum moved to waive the fine and dismiss the violation at 668 Smokey Drive. Director Reed seconded the motion. The vote was called; the motion carried 7-0. Chair Park did clarify that if a similar situation should arise at this property, a different outcome could result.

Regular agenda item order is resumed.

- IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO PURCHASE A CULVERT CLEANER AND MATTERS RELATED THERETO.** President Bahr introduced the agenda item. Mark VanSlyke and Kenny Millis of SCA Road Maintenance detailed the need for the culvert cleaner and the three (3) bids that have been obtained from MetroQuip, eBay and Faris Machinery. The equipment and bid they recommend to the Board for purchase is the 2000 Vactor Ramjet Culvert Cleaner for \$\$24,950 from MetroQuip of Meridian, Idaho. The equipment was previewed by the SCA mechanic at MetroQuip and the company has stated they will put a new hose on the equipment we are considering. It is not known how many hours are on the Vactor Culvert Cleaner being considered from MetroQuip. Discussion ensued on the other equipment that has been submitted for consideration in the other two (2) bids from eBay and Faris Machinery. No public comment was offered. Director Hannum moved to approve the purchase of the Vactor Ramjet Culvert Cleaner for \$24,950 from MetroQuip of Meridian, Idaho. Director Jefferies seconded the motion. The vote was called; the motion carried 7-0.
- V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE TRAVELING MERCHANT PLAN AND MATTERS RELATED THERETO.** President Bahr introduced the agenda item. She indicated that we have talked about a traveling merchant plan in the Spring and Summer

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months. President Bahr, Attorney McConnell and Rex Steninger, Elko County Commissioner for Spring Creek, have asked Elko County to put together a plan for enforcement of solicitors that would make it a crime for door to door sales within SCA boundaries. An ordinance prohibiting door-to-door sales within the boundaries of Spring Creek has been drafted: Bill No. E; Ordinance No. 2017-05; a subsection to Title Seven, Chapter 1, Section 18 of the Elko County Code. Chair Park thanked Mr. Steninger for his efforts to work at putting the plan together with Elko County. A copy of the Ordinance draft was provided to the Board for their review and approval. The Board indicated verbally they approve of the draft as presented. No action was taken.

- VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE 2018 BUDGET AND RELATED FEE SCHEDULES AND MATTERS RELATED THERETO.** Treasurer Preston introduced and commented on some of the detail of the 2018 Budget agenda item. A copy of the 2018 SCA Budget was presented in the Board packet for each member to review. Chair Park stated he hopes that next year we look at structures to protect the storage of salt and sand. General discussion ensued among the Board members on community members who complain online or who come to Board meetings with complaints. Chair Park stated he wished more people in Spring Creek would come to the meetings and that being able to broadcast the meetings to every person who would like to tune in. He stated he is not criticizing people who do not come to the Board meetings; SCA doesn't have enough space to accommodate all who might show up. Public comment was offered by Robert Brown stating he was concerned about how the monthly dues increase of \$5 was handled; not about the amount of the increase. He thinks the changes being made are going in the right direction. Further discussion ensued on communication, meeting attendance, when staff changes occur and the differences from person to person on staff and on the Board of Directors. Treasurer Preston offered additional comment on the related fee schedules changes. Other public comment was offered on the monthly dues \$5 change for those on a fixed income. No other Board or public comment was offered. Director Legarza moved to approve the 2018 Budget and related fee schedules. Vice Chair Plaster seconded the motion. The vote was called; the motion carried 7-0.

- VIII. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF A REVISED CONTRACT FOR JESSIE BAHR AS PRESIDENT/GENERAL MANAGER OF THE SPRING CREEK ASSOCIATION AND MATTERS RELATED THERETO.** Attorney McConnell introduced the agenda item stating the revised contract clarifies vacation, retirement and term of the contract. Vice Chair Plaster asked a question on the term of the contract and whether she could be locked in to that length of time. Chair Park stated he thinks she is doing a good job. No Board or public comment was offered. Director Reed moved to approve the revised contract for a five (5) year term. Director Jefferies seconded the motion. The vote was called; the motion carried 7-0.

IX. COMMITTEE OF ARCHITECTURE:

- A. REPORTS:** COA Secretary Shields was present to discuss the reports that are included in the Board packets and answer any questions from the Board. No action was taken.
- B. APPROVAL OF APPOINTMENT TO THE COMMITTEE OF ARCHITECTURE:** Reappoint Diane Parker, Jill Holland, Brien Park, John Featherston and Cassandra Banuelos for one-year terms commencing January 1, 2018. No Board or public comment was offered. Vice Chair Plaster moved to approve the reappointments of all current COA members for the new term starting January 1, 2018. Director Jefferies seconded the motion. The vote was called; the motion carried 7-0.
- C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 361 OAKMONT DRIVE (402-002-014) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** The agenda item was introduced by Secretary Shields. No contact was received from the property owner until they received the letter this month; they indicated

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they would contact their renters about the violation matter. No word has since been received from either party at this time. Vice Chair Plaster moved to refer the COA violation at 361 Oakmont Drive to legal counsel for further action and to uphold the \$200 fine. The motion was seconded by Director Legarza.

The vote was called; the motion carried 6-1-0 (Director Jefferies).

- D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 364 FAIRGROVE DRIVE (401-005-001) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** The agenda item was introduced by Secretary Shields. No contact was received from the property owner. The violation of storage of tools and trash remains unresolved. No Board or public comment was offered. Director Hannum moved to refer the COA violation at 364 Fairgrove Drive to legal counsel for further action and to uphold the fine. The motion was seconded by Vice Chair Plaster. The vote was called; the motion carried 6-1-0 (Director Jefferies).
- E. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 728 SPRING VALLEY PKWY (202-009-075) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** The agenda item was introduced by Secretary Shields. No contact was received from the property owner, but the property renter called and has resolved the violation. No public or Board comment was offered. Chair Park moved to uphold the fine for the COA violation at 728 Spring Valley Pkwy., but dismiss the request to submit the property to legal counsel for further action. The motion was seconded by Vice Chair Plaster. The vote was called; the motion carried 7-0.
- F. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 293 COUNTRY CLUB PKWY (106A-005-010) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** The agenda item was introduced by Secretary Shields. No contact was received from the property owner and the notification mail has all been returned with no forwarding address noted. Attorney McConnell noted the property is not in foreclosure. Chair Park indicated the property is not an eyesore although noxious weeds are evident. No public or Board comment was offered. Director Hannum moved to refer the COA violation at 293 Country Club Pkwy. to legal counsel and uphold the fine, but to hold for further legal action. Director Reed seconded the motion. The vote was called; the motion carried 7-0.
- G. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 255 COUNTRY CLUB PKWY (106A-002-043) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** The agenda item was introduced by Secretary Shields. No contact was received from the property owner until prior to the November COA meeting. Weeds have been mowed; the violation has been corrected. No public or Board comment was offered. Vice Chair Plaster moved to uphold the fine at 255 Country Club Pkwy., but to dismiss the request for referral to legal for further action. Director Reed seconded the motion. The vote was called; the motion carried 6-1-0 (Director Jefferies).
- H. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 127 SPRING CREEK PKWY. (102-014-021) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** The agenda item was introduced by Secretary Shields. No contact was received from the property owner. No public or Board comment was offered. Secretary Shields indicated the property is a rental. Chair Park moved to uphold the fine and refer the property at 127 Spring Creek Pkwy. to legal counsel for further action. Director Popp seconded the motion. The vote was called; the motion carried 6-1-0 (Director Jefferies).

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- I. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 448 MERINO DRIVE (202-018-003) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** The agenda item was introduced by Secretary Shields. The property has been in ownership transition; the owner was the renter previously and took ownership in July 2017. Secretary Shields stated the COA holds the current property owner responsible for the violation as they were the renter at the time. Discussion ensued among the Board members. No public or additional Board comment was offered. Chair Park moved to uphold the fine and refer the property at 448 Merino Drive to legal counsel for further action. Vice Chair Plaster seconded the motion. The vote was called; the motion carried 6-1-0 (Director Jefferies).
- J. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 455 LAWNDALE DRIVE (103-006-101) TO LEGAL COUNSEL FOR FURTHER ACTION AND MATTERS RELATED THERETO.** The agenda item was introduced by Secretary Shields. The property owner has been in contact with the COA. The vehicle(s) have been removed. Chair Park asked for clarification on how many inoperative vehicles are allowed and Secretary Shields clarified the issue. No public or Board comment was offered. Chair Park moved to dismiss the fine and the request to refer the violation at 455 Lawndale Drive to legal counsel. Vice Chair Plaster seconded the motion. The vote was called; the motion carried 7-0.
- X. STAFF REPORT:** President Bahr addressed the following areas included in the Board packet and highlighted progress on:
- A. Community Center Parking Lots and Golf Course** – The old golf course building is to have interior renovations completed this Winter. The golf course parking lot surface is to be sealed and restriped this Spring with parking bumpers to be added and staked. During Winter closure of the golf course, maintenance on golf course equipment is occurring: golf cart(s) preventive maintenance tasks should be complete by the end of December followed by preventive maintenance on the grounds keeping equipment and ongoing eradication of burrowing rodents.
- B. Shooting Range** – NDOW informed SCA we did receive a grant to improve the Shooting Range. Staff is working on plans to complete the improvement project by June 2018. Scope of improvement work includes:
- ✓ ADA Access – redesign fencing, regrade and add concrete to accommodate ADA access.
 - ✓ Add two (2) additional long-range target benches to the existing benches.
 - ✓ Add a pistol table.
 - ✓ Add two (2) tables behind shooting benches to promote safety, for storage, cleaning, day use.
 - ✓ Pour concrete base under shooting benches and add gutter to catch shell casings.
 - ✓ Add yardage marker, rules and range safety/compliance signage.
 - ✓ Install backstops.
 - ✓ Add 0-50, 100, 200 and 300-yard berms.
 - ✓ Add 25-yard target berm for pistol range.
 - ✓ Add berm to separate rifle and pistol ranges.
 - ✓ Add target accommodation.
 - ✓ Erect small pavilions over each bench.
- C. Schuckmann’s Sports Complex** – Boys and Girls Club has approved moving forward with a club/recreation center and splash pad in the Spring Creek community. SCA met with private foundation to review possible funding updates at Schuckmann’s that might include: lights, concession stand with bathrooms, a football field, and grounds updates. SCA will meet with youth sports groups using the area for continued planning. SCA staff is preparing: case statement, funding plan, prospect list, capital campaign, with BOD approval. An initial plan will be submitted in January 2018 to the Board of Directors.
- D. Elko County School District** –The ECSD finalized purchase of the Marina Hills property for the new elementary school. Excavation of the area has started including removal of old concrete.

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- E. **Commercial Properties** - Two (2) commercially zoned properties are for sale: 451 Spring Creek Pkwy and a small lot behind the Dance Club. The Physical Therapy office/Aspen Urgent Care construction is progressing. The COA will review rules on what is required for commercial property development: i.e. sidewalks, lighting and other improvement.
- F. **Frontier Communications** – BCP represents consumers and continues to work toward resolving complaints about Frontier’s subpar service in Spring Creek. They have forwarded about 44 complaints they’ve received from consumers to Frontier and are waiting for an answer which BCP feels will be coming from Frontier. The SCA Board of Directors is pursuing additional steps with Frontier for the short term for SCA residents and working toward resolution for the long term with State and Local officials.
- G. **Roads and Maintenance** –Road shouldering, pot hole repair and preparing for Winter snow removal is ongoing. A few USPS mailbox access areas have been paved in the 100/200 areas. Summit Engineering has begun the pavement preservation analysis. Director Tom Hannum will present the analysis update at this meeting.
- H. **Animal Control** – Sheriff Pitts did hire an animal control officer for Spring Creek. The officer began work on October 30th. A communication system between the Sheriff’s Office and SCA is now in place to keep track of violation information. The Animal Control Officer is making a point of educating community members while on patrol.
- I. **Weed Management** – SCA Road Maintenance staff are retrofitting the water truck with chemical spray equipment for use when brush beating the road shoulders. Staff will get out early this next year to get all road shoulders mowed/sprayed in a five-week period: we may also use contractors to help with this job. We continue to work on the long term weed management project with conservation groups using biocontrol and other methods related to noxious weed control in the community. SCA staff will meet with Nevada Dept. of Agriculture the week of December 17th on any new measures we can use jointly with NDA for noxious weed control. SCA started reseeding some areas with Crested Wheat. SCA is planning for 2018 fire breaks and seeking a grant to pursue this work with Nevada Division of Forestry. SCA staff may consider utilizing outside contractors for roadway brush beating to get weed management completed quickly on 150 miles of SCA roadways (300 miles to brush beat roads on both sides).
- J. **Geese Management** – The management plan for 2018 has started: SCA submitted renewal permits. We received approval from Nevada Division of Wildlife and await approval from the US Dept. of Agriculture to control the issue.
- K. **Water Issues** – On November 21, 2017 Great Basin Water Co. (GBWC) filed a report in response to the water meter reading issues which can be found under the docket on the PUCN website. President Bahr has noted several areas where additional input is needed in the following listed objectives.
 - 1. Objective 1 – *Measure/Evaluate Satisfaction Results*: SCA asks that two points be added...
 - a. A joint questionnaire be developed by both SCA and Great Basin Water
 - b. Satisfaction Results should be reported to GBWC customers.
 - 2. Objective 5: *Expand/Identify Personal Communication with Key Stakeholders*: SCA asks to add the following point;
Sixty (60) days before any rate increase submission to the PUCN, GBWC will present to SCA the tentative proposal, substantiating material and solicit support from the SCA. Should SCA not support a rate increase submission, an effort will have been made a good faith.
 - 3. Objective 7.: *Demonstrate and teach what is required to treat and deliver water*: SCA questions how a Career Day is going to accomplish the stated objective.
 - 4. President Bahr notes there is no *Objective 9* although it is mentioned in the opening paragraph; is SCA to assume the Customer Service Training Manual may be *Objective 9*?

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Additionally, the report alludes to increased GBWC salaries/staff levels...i.e. a new data analyst will be hired. President Bahr questioned who will be paying for these augmentations?

On November 8, 2017 the PUCN formally denied the GBWC appeal. GBWC can take the PUCN to court which SCA assumes will be the next step. Several paragraphs in the PUCN order specifies deadlines to be met by GBWC. 1. They were given 60 days to reprice customer bills from the date of the order. 2. They were given 90 days to submit an outline detailing their compliance with the first deadline. 3. They were given 150 days to demonstrate they complied with the order. 4. They were given 90 days to submit the final cost of participating in the docket and must submit the steps they are taking to improve customer relations by November 15th.

GBWC can ask the PUCN for reconsideration once. The PUCN must rule within forty (40) days. If the PUCN does nothing, reconsideration is denied. GBWC can sue the PUCN in district court.

Attorney fees, the PUCN ordered it maintains the authority to rule on the matter in a general rate case. BPS states that only parties to the docket can file an answer to a petition for reconsideration. Consumers who are not a party to the docket can try to file late comments and they will be sent to the General Counsel to determine if the comments can be late-filed to the docket since the comment period has passed and there are no proceedings scheduled. SCA still hears from property owners that the issue continues with high water bills. The PUCN is still encouraging SCA residents to continue filing complaints if they have an issue Senator Goicochea is working with the PUCN to get engineers to Spring Creek for a system review.

Additional detail on the matter can be obtained at the following web address:

http://elkodaily.com/news/article_e089bf3d-e782545a-9cae-bd424493515f.html

- L. Neighbor 2 Neighbor (N2N)** – SCA has developed an N2N program of volunteers who will help their Spring Creek neighbors who are disabled, veterans or elderly with property work like weed mowing or snow removal. We have received a few applications from those who want to volunteer, but we have many applications from neighbors who need help. Applications for volunteers can be obtained at the SCA Office in the Fairway Community Center.
- M. Blue Reflector Program** – This winter the SCA road and snow removal crews will help the disabled by picking up the snow plow blades in driveway areas identified by blue reflectors. SCA is considering new attachments and equipment to be able to accommodate many more disabled community members in the future. If disabled residents need a blue reflector to mark their driveway this Winter, they should come to the SCA office, fill out a N2N form and may need to provide other documentation. SCA road crew will place a reflector at the driveway and collect the reflectors at the end of the snow season. Do not remove reflectors.
- N. Traveling Merchant** –We have a draft copy from Elko County on a proposed ordinance to be presented to the Elko County Commission at their December 6, 2017.
- O. Ranger Country USA – We Need Your Vote!** Spring Creek has been nominated as one of five towns in the USA for the title of “Ranger Country USA”! Share and Tag your friends across Nevada! Click the link below to see the Spring Creek video and the other four towns.
<http://ranger.polaris.com/en-us/ranger-country-usa/spring-creek-nv/#city-video-section>
- P. Road Franchise:** Update at this meeting.
- Q. Buildings and Grounds:**
 - Complete safety inspections of all amenities and furnishings. Repair/replace damaged structural members check all hardware for tightness.
 - Flush/replace parts of Horse Palace roof drainage system: clogged downspouts/mainline, etc.
 - Ongoing General Maintenance of all SCA facilities.
 - General Preventive Maintenance plan for all facilities.
 - Generate monthly, semi-annual/annual inspection forms for all amenities.

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- Confer with Elko County Building Dept. on remodeling the old golf course building including occupancy designation to keep original with minimal modifications (i.e. sprinkler system).
- Mow fire breaks at the SCA Campground.
- Extend boundary fence on field #3 @ Schuckmann's.
- Order/install metal trim for all Schuckmann's dugouts.
- Order/install double door @ Horse Palace.

R. Committee of Architecture: Finishing with Summer/Fall property reviews and seeing those who have not complied on upcoming meeting agendas. New COA rule changes are coming the first of 2018.

S. 2017 Focus Areas –

Roads – We will continue with patch/should work, chip sealing and paving mailbox areas.

Water – Funds have been set aside to pursue legislative changes on water related issues including hearings on rate increases by GBWC on behalf of SCA residents.

Geese – SCA continues work on a management plan with USDA and NDOW to humanely reduce the goose population at the Marina.

Amenities – Updating amenity facilities will occur in phases based on amenity user input.

Animal Control – A plan for specific animal control measures in Spring Creek is being worked on.

Weeds – Local and County agencies are working to assist SCA and residents to control noxious weed problems in the community.

Capital Reserves – A strong capital reserve fund program will help to keep SCA on top of major repairs and additions and prevent crises management on major issues that may arise.

T. Upcoming Events: Breakfast with Santa well attended.

XI. APPROVAL OF MINUTES:

November 15, 2017 Regular BOD Meeting Minutes –No public or Board comment was offered. Director Hannum moved to approve the BOD Regular Meeting Minutes of November 15, 2017. Director Jefferies seconded the motion. The vote was called; the motion carried 6-0-1 (Director Popp absent).

XII. ACCEPT NOVEMBER 2017 ASSESSMENT AND LEGAL RECEIVABLE REPORTS: Chair Park noted that delinquencies are coming down and look good. No public or Board comment ensued. Vice Chair Plaster moved to accept the November 2017 SCA Assessment and Legal Receivable Reports as submitted. Director Reed seconded the motion. The vote was called; the motion carried 7-0.

XIII. ACCEPT OCTOBER 2017 AND NOVEMBER 2017 FINANCIAL REPORTS: Chair Park noted he continues to be impressed with the Trunk or Treat event participation. No public or Board comment ensued. Vice Chair Plaster moved to accept the October 2017 and November 2017 SCA Financial Reports as submitted. Director Reed seconded the motion. The vote was called; the motion carried 7-0.

XIV. MEETING SCHEDULE:

The next Regular Board of Directors meeting is scheduled for Wednesday, January 24, 2018 at 5:30 p.m.

XV. BOARD OF DIRECTOR COMMENTS: Chair Park thanked those to came to the meeting to offer public comment and Attorney McConnell for the candy. He wished everyone Merry Christmas. Director Jefferies talked about what he has done to clean up a property that was for sale and that he purchased in the Fairway Community Center neighborhood.

XVI. MEETING ADJOURNED: 8:44 P.M.