



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

Spring Creek Association ("SCA") Board of Directors  
Wednesday, May 23, 2018, 5:30 PM, PST  
Fairway Community Center Meeting Room  
401 Fairway Blvd, Spring Creek, Nevada

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

At-Large Members: Tom Hannum, Jake Reed

**ABSENT:** At-Large Member: Molly Popp

**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.

No public comment was received.

**II. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM STEVE MIMS TO DECREASE THEIR STALL RENT TO ONE HUNDRED DOLLARS PER STALL PER MONTH. *FOR POSSIBLE ACTION***

Steve Mims expressed his disappointment in the Board's decision to no longer lease stalls to property owners. He stated that he was charged the same fee as property owners leasing the stalls and being provided hay. He asked the Board to reconsider the fee since he is not receiving hay or cleaning and charge \$100.00 for the stall rental fee.

COA Secretary Shields noted that he was receiving a horse palace pass included with his stall rental fee and the other stall renters are not.

Chair Park moved/Member Hannum seconded to reduce the stall rental fee to \$100.00 per stall, per month and gave direction to staff to calculate the amount owed from the inception of his rent. Motion carried (6-0) Member Popp absent.

**III. REVIEW AND DISCUSSION REGARDING THE GREAT BASIN WATER COMPANY RATE CASE AND INTEGRATED RESOURCE PLAN. *NON-ACTION ITEM***

Greg Brorby with Brorby Consulting provided an update to the Board of Directors regarding the Great Basin Water Company rate case and integrated resource plan. He stated that the parties reached an agreement to settle the case without going to hearing. He went over the stipulation summary that was provided to the Board and noted that there is a 15% decrease in the water rates and the sewer increase was cut to a 10% increase, which was half of what was proposed. He also provided an update to the Board on the Pershing County Water Conservation District.

**IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER LEASING THE CAMPGROUND/RIFLE RANGE FOR GRAZING AT A SET PRICE OF TEN DOLLAR PER COW/CALF PAIR, YEARLING, BULL, OR COW. *FOR POSSIBLE ACTION***

SCA President Bahr noted that they offered the lease to the first person who requested it and they declined due to the price. The second person made an offer for \$10.00 per cow/calf pair, yearling, bull or cow. The Board's approval is required to accept the new lease.

Member Jefferies stated he is totally opposed to renting the campground out.

Chair Park moved/Vice Chair Plaster seconded to approve leasing the campground/rifle range for grazing at a set price of \$10.00 per cow/calf pair, yearling, bull or cow. Motion carried (4-1-1) Member Popp absent, Member Jefferies opposed, Member Reed abstained.

**V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ACCEPT A PROPOSAL FROM STATEFIRE DC SPECIALTIES TO REMOVE AND REINSTALL GALVANIZED PIPING, UNDER THE MEZZANINE, FOR THE FIRE SUPPRESSION SYSTEM AT THE HORSE PALACE.**  
**FOR POSSIBLE ACTION**

SCA President Bahr stated the removal and reinstallation of galvanized piping is required for safety reasons.

Chair Park asked staff to provide the scope of work, a more detailed report with numbers, and a material list.

Vice Chair Plaster moved/Member Reed seconded to table the item for further information. Motion carried (6-0) Member Popp absent.

**VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ACCEPT A BID FOR CHIP ROCK FOR THE 2018 ROAD PROJECT.**  
**FOR POSSIBLE ACTION**

Treasurer Austin-Preston stated bid requests were sent to Vega Construction, Staker Parson and Silver State Rock. Only one bid from Vega Construction was received. Price comparisons for the past 4 years were included in the Board's packets and it was noted costs had increased.

Member Hannum commented on why 3/8" chip rock was suggested for use and what was learned from the previous year.

A list of the 2017 roads to be chipped was included in the Board packet.

Member Hannum moved/Vice Chair Plaster seconded to approve the bid from Vega Construction in the amount of \$161,280.00 for chip rock for the 2018 road project. Motion carried (6-0) Popp absent.

**VII. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE ROAD PRESERVATION PLAN PROVIDED BY SUMMIT ENGINEERING.**  
**FOR POSSIBLE ACTION**

Nitin Bhakta from Summit Engineering provided a packet to the board regarding the road preservation plan, including the 2018 schedule for Spring Creek roads, Spring Creek roads classification arterial, classification collector, classification dirt, classification RES 1 and 2, typical cost for analysis, previous maintenance schedule, Spring Creek Association sections, and calculation of asphalt sections. The final reports will be submitted to the Board at a later date.

The Board discussed the information provided.

No action was taken.

**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 533 GYPSUM DRIVE (202-021-001) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

***FOR POSSIBLE ACTION***

COA Secretary Shields stated that the property has been in violation since October 2017. Spoke with the Donald on November 27, 2017 and he did state that he turned the trailer into a shop. Explained that he needs to get a permit and also make it look like an accessory structure and not a trailer. He stated that he would side it and put a roof on it. On November 27, 2017 he called and spoke with Michelle and stated no one is living in the trailer and it has been converted to a work shop. No further contact from the property owner was received. The property owner attended the COA meeting and the COA voted to give the property owner until the May 8, 2018 COA meeting to show improvement of the cleanup, and if it was not done by the May COA meeting the full fine will be imposed and the property will be referred to the Board of Directors. As of May 23, 2018 the property was in compliance.

Member Hannum moved/Member Legarza seconded to uphold the fine and close the violation at 533 Gypsum Drive. Motion carried (5-0-1) Member Popp absent and Member Jefferies opposed.

**C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 775 AESOP DRIVE (401-017-025) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

***FOR POSSIBLE ACTION***

No action was taken. The item will be re-noticed and come before the Board at a later date.

**D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 561 CEDARLAWN PLAZA (202-031-018) 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 (1) certified notice regarding these violations in accordance with the Regulations, Policies & Procedures Manual "Notice of Non-Compliance" procedures under nuisance.

It was noted that the property is bank owned and the bank is waiting to hear back from Fannie May to accept the bid to clean up the property.

Vice Chair Plaster moved/Member Reed seconded to refer the property at 561 Cedarlawn Plaza to legal counsel for further action and uphold the \$200.00 fine. Motion carried (5-0-1) Member Popp absent and Member Jefferies opposed.

**IX. STAFF REPORT**

***NON-ACTION ITEM***

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

**X. APPROVAL OF MINUTES:**

***FOR POSSIBLE ACTION***

- A. Feb 28, 2018, Regular Meeting Minutes
- B. Apr 23, 2018, Special Meeting Minutes
- C. Apr 25, 2018, Regular Meeting Minutes

Vice Chair Plaster moved/Chair Park seconded to approve the February 28, 2018 regular meeting minutes, the April 23, 2018 special meeting minutes with corrections, and the April 25, 2018 regular meeting minutes. Motion carried (6-0) Member Popp absent.

**XI. ACCEPT APRIL 2018 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.**

***FOR POSSIBLE ACTION***

Vice Chair Plaster moved/Member Reed seconded to approve the 2018 assessment and legal receivables report as submitted. Motion carried (6-0) Member Popp absent.

**XII. ACCEPT APRIL 2018 FINANCIAL REPORTS.**

***FOR POSSIBLE ACTION***

Member Legarza moved/Chair Park seconded to accept the April 2018 financial reports as amended. Motion carried (6-0) Member Popp absent.

**XIII. MEETING SCHEDULE**

***NON-ACTION ITEM***

The next Regular Board of Directors meeting is scheduled for Wednesday, July 25, 2018 at 5:30pm.

The Board of Directors annual meeting will be June 16, 2018 at 12 noon, with a barbeque before at 11:30 a.m.

**XIV. 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.

**XV. ADJOURNMENT**

The meeting adjourned at 7:29 p.m.