



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Board of Directors
Wednesday, August 26, 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), Randy Mauldin (Tract 300) and John Featherston (Tract 400)
At-Large Members: Vice Chair Tom Hannum, Molly Popp, Jake Reed

ABSENT:

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 REGARDING THE HORSE PALACE SURVEY AND NEXT STEPS REGARDING REPAIRS, MAINTENANCE, AND/OR UPGRADES. ***FOR POSSIBLE ACTION***

President Bahr reminded the Board of the commissioned feasibility study for the Horse Palace in 2016. The newest survey was sent to all property owners with the annual letter and we received around 800 responses. All survey responses were verified to be property owners and most of the responses were from the 100 and 400 tracts. The results were mixed with wanting an equestrian only or a multi-use facility with 85% of the respondents stating they used the HP zero times per month.

President Bahr discussed the possibility of using a promoter as they could bring additional use for investing in the facility. Also, that we could start with some electrical and heating upgrades to help make it more comfortable for events.

Member Hannum suggested upgrading the heating above the bleachers, ventilation, lighting and a possible 3 phased approach to improve the ventilation.

Chair Park requested information on if there are grants available to change the lighting in the HP to LED.

Member Mauldin discussed setting aside a specific amount each month for upgrades and maintenance.

Member Popp stated the heat and electricity should be first.

Chair Park suggested forming a committee with all users and bringing a plan back to the Board.

Public Comment:

Jeremy Smith, Tract 200, suggested using generators for temporary power.

No action was taken on the item and will come back before the Board after committee meetings for suggestions and next steps.

III. REVIEW AND DISCUSSION REGARDING THE MARINA WATER QUALITY. ***NON-ACTION ITEM***

President Bahr introduced Sam Billin, Lincoln Engineering.

Mr. Billin stated that he is providing his services regarding the water treatment and quality at the Marina free of charge to SCA. They are currently doing water sampling to determine the

reason for the algae growth in the lake. They are hoping to help make the facility better for the property owners.

Member Featherston asked whether the aeration was helping with any issues. Mr. Billin stated that it would help but would not bring the water quality to where it needs to be.

Mr. Billin has discovered that there appears to be another spring source to the Marina from Croydon. They plan to propose items such as pumps to recirculate to help with the water quality and sustainability of the ecosystem.

Member Mauldin requested information on testing the water quality and Mr. Billin responded that testing yearly would be ample.

President Bahr thanked Mr. Billin for his services and he was a great asset to SCA.

No Public Comment was received.

No action was taken.

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION OF A REQUEST FROM COOKS FIRE OVEN AND GRILL TO PURCHASE A REACH IN REFRIGERATOR AND/OR A REACH IN FREEZER. *FOR POSSIBLE ACTION*

President Bahr introduced the agenda item that Cooks was requesting a fridge and freezer to be placed in the cart barn area.

Ericia Cook, owner, was present and stated that Scott from the Elko County Health Department stated that it would be acceptable to have a fridge and freezer in the cart barn. She is requested a 2 door option for the fridge and freezer each and the quote provided is for the lowest price for each option.

Discussion ensued regarding compressor sizes and different models proposed.

Public Comment:

Kevin Nelson, Tract 300, provided the Board information on condensers.

Member Young moved/Member Featherston seconded to approve up to \$7,250 for the purchase of a refrigerator and freezer for Cooks Fire Oven & Grill. Motion carried (7-0).

V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM SAFELINK TO WAIVE RIGHT OF WAY PERMIT FEES. *FOR POSSIBLE ACTION*

President Bahr notified the Board that this would come back before them at a future meeting once Safelink had their final numbers to propose.

No public comment was received.

No action was taken.

VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE CONCESSIONS AND BATHROOMS AT SCHUCKMANN'S, RELATED ELECTRICAL AND WATER NEEDS, AND

INDOOR APPLIANCES AND SHELVING.

FOR POSSIBLE ACTION

President Bahr introduced the item that the Board had previously decided to go with a conex option for concessions and bathrooms at Schuckmann's.

Member Popp provided information on the appliances and shelving for the interior and stated that it would not require a fire suppression system as there would not be a grill or fryers.

Further information in the packet addressed the estimated pricing for water main lines, hot taps, backflow preventer, and electrical.

Chair Park requested additional information, such as several quotes from a private company and the water company regarding the estimated costs for the other items for the project.

Vice-Chair Hannum will provide assistance to President Bahr to provide further information at a future meeting.

No public comment was received.

No action was taken.

VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE PROPOSAL REGARDING INTERVENTION AND PARTICIPATION IN THE GREAT BASIN WATER COMPANY RATE CASE FILED WITH THE NEVADA PUBLIC UTILITIES COMMISSION, DOCKET 20-07017. *FOR POSSIBLE ACTION*

Attorney McConnell provided information that the Great Basin Water Company has filed for their rate case and SCA plans to intervene in the case.

No public comment was received.

Member Park moved/Member Mauldin seconded to set aside \$100,000 to be used toward the intervention and participation in the Great Basin Water rates case with discretion by President Bahr. Motion carried (7-0).

VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE ANNUAL REVIEW OF POLICY 16-001, CONFLICT OF INTEREST. *FOR POSSIBLE ACTION*

Attorney McConnell stated that the Board reviews the policy annually and that there have been no changes since the last review.

No public comment was received.

Chair Park moved/Member Featherston seconded to approve the annual review of Policy 16-001, Conflict of Interest. Motion carried (7-0).

IX. 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*

Attorney McConnell stated that the policy was enacted in 2007 and discussed what is expected of the Board of Directors and President. This policy is reviewed annually, and each Director and the President sign off on the policy.

No public comment was received.

Member Hannum moved/Chair Park seconded to approve 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. Motion carried (7-0).

X. COMMITTEE OF ARCHITECTURE

A. REPORTS

VP Kerr provided the update to the Board that included the past minutes of the COA meetings not previously provided. The Board was introduced to the new COA Secretary, Lisa Farmer. **NON-ACTION ITEM**

B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 412 EDGEBROOK WAY (106B-006-036) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

This property has been in violation since July 2018. There has been no contact from the property owner.

Member Featherston moved/Member Reed seconded to refer to the violation at 412 Edgebrook Way to legal counsel for further action and uphold the \$200 fine. Motion carried (7-0).

C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 613 DIAMONDBACK DR (303-003-013) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

This property has been in violation since March 2020. There has been no contact from the property owner.

Member Featherston moved/Vice Chair Hannum seconded to refer the violation at 613 Diamondback Drive to legal counsel for further action and uphold the \$200 fine. Motion carried (7-0).

D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 451 BRENT DR (202-018-050) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

This property has been in violation since February 2020. There has been no contact from the property owner.

Member Reed moved/Vice Chair Hannum seconded to refer the violation at 451 Brent Dr to legal counsel for further action and uphold the \$200 fine. Motion carried (7-0).

E. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 380 BERRY CREEK DR (201-010-006) TO LEGAL COUNSEL FOR FURTHER

ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

This property has been in violation since February 2020. There has been no contact from the property owner.

Vice Chair Hannum moved/Member Featherston seconded to refer the violation at 380 Berry Creek Dr to legal counsel for further action and uphold the \$200 fine. Motion carried (7-0).

F. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 353 TRES CARTES (201-009-052) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

This property has been in violation since February 2018. Jeremy Smith, purchaser, was present and stated that there is progress on the property. He has been given various deadlines by the COA and has not brought the property into compliance.

Attorney McConnell commented that the Board could forward it to her office and she could work with them to prevent it from coming back before the Board. It was discussed that there was progress on the property and Mr. Smith has been communicating with the COA and present for meetings.

Member Featherston moved/Member Popp seconded to refer the violation at 353 Trescartes Ave back to the COA for further review. Motion carried (7-0).

G. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 53 ARROYO VISTA DR (301-007-016) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

This property has been in violation since October 2019. Kevin Nelson, property owner, was present. He agrees that he is not finished, but has made progress, but there are multiple vehicles that need to be registered.

Attorney McConnell suggested that the violation could be forwarded to her office for their review and management. She would require specific lists of all items to bring the property into compliance.

Chair Park moved/Member Featherston seconded to refer the violation at 53 Arroyo Vista Dr to legal counsel for their review and management. Motion carried (7-0).

H. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 377 KIMBLE (202-014-014) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

This property has been in violation since February 2020. There has been no contact from the property owner and the property appears vacant.

Vice-Chair Hannum moved/Member Featherstone seconded to refer the violation at 377 Kimble to legal counsel for further action and uphold the \$200 fine. Motion carried (7-0).

- XI. APPROVAL OF MINUTES:** **FOR POSSIBLE ACTION**
A. July 22, 2020 Regular Meeting Minutes
Vice Chair Hannum moved/Member Reed seconded to approve the July22, 2020 Regular Meeting Minutes as amended with spelling corrections. Motion carried (7-0)

- XII. ACCEPT JULY 2020 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.** **FOR POSSIBLE ACTION**
Vice-Chair Hannum moved/Member Reed seconded to accept the July 2020 Assessment and Legal Receivable Reports. Motion carried (7-0).

- XIII. ACCEPT JULY 2020 FINANCIAL REPORTS.** **FOR POSSIBLE ACTION**
Member Featherston moved/Member Young seconded to accept the July 2020 Financial Reports. Motion carried (7-0).

- XIV. MEETING SCHEDULE** **NON-ACTION ITEM**
The next Regular Board of Directors meeting is scheduled for Wednesday, September 23, 2020 at 5:30pm. The meeting may be held telephonically.

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 7:57 p.m.