



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Board of Directors
Wednesday, November 14, 2018, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Chair Josh Park (Tract 100), Terry Lister (Tract 200), Pat Plaster (Tract 300), Vice Chair Paddy Legarza (Tract 400)

At-Large Members: Tom Hannum, Molly Popp, 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 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 APPROVAL OF THE 2018 AND PLAN FOR 2019 GOLF SEASON BY GOLF PRO, RICK LONGHURST. FOR POSSIBLE ACTION

Rick Longhurst provided a report and gave an overview of the Spring Creek Golf Course 2018 season, including improvements they have planned for the next season.

Steve Trainor, Tract 100 asked about capacity. Mr. Longhurst stated it is a work in progress and he noted that the maintenance staff did a great job.

No action was taken.

III. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF AN EXTENSION FOR THE TRAP & SKEET LEASE AGREEMENT WITH GERALD MATYS. FOR POSSIBLE ACTION

President Bahr gave an overview of the lease agreement for the Trap and Skeet.

Member Lister moved/Member Popp seconded to approve a 4 year extension for the Trap and Skeet lease agreement to expire in 2023. Motion carried (7-0).

IV. REVIEW, DISCUSSION AND POSSIBLE APPROVAL TO ALLOCATE FUNDING TO ENGAGE WITH LOMBARD CONRAD ARCHITECTS REGARDING THE FORMATION OF A DETAILED PLAN TO MOVE FORWARD WITH REPAIRS AND MAINTENANCE OF THE HORSE PALACE. FOR POSSIBLE ACTION

President Bahr gave an overview of the request to allocate funding to engage with Lombard Conrad and requested direction from the Board to proceed in getting a detailed plan in order to move forward with repairs at the horse palace.

Public Comment:

Devin Rattazzi, Tract 400, commented on the price for the roof and asked if the Association would go out for bid. President Bahr noted that the Association would get bids for the roof if and when the time comes.

Member Legarza noted she had the report looked over by another metal expert and recommended that Lombard Conrad do the RFP.

Member Hannum gave an overview of the roof hugger process for repairing roofs.

Member Popp stated she would like to see a report from other contractors as well.

Member Reed noted that the roof is the main priority.

Chair Park stated he generally supports the project but has concerns about the budgetary side as far as the value it will provide. He would like to see a strategic plan in place for the Horse Palace that identifies the revenue streams before the money is spent.

Member Hannum noted he would like to see a 6 year plan and the scope of services.

Public Comment:

Steve Trainor, Tract 100, noted that he would prefer the Association to do market research to see if there is a need for a bowling alley, miniature golf, etc. He would like to see research first before the money is spent on the Horse Palace.

Member Hannum moved/Member Popp seconded to move forward with Lombard Conrad Architects regarding formation of a detailed plan for repairs and maintenance of the Horse Palace. Motion carried (7-0).

**V. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF THE 2019 ANNUAL BUDGET.
FOR POSSIBLE ACTION**

The Board Members discussed the 2019 consolidated budget provided in their packet, specifically addressing the road study, road projects including traffic control, business licenses, property taxes paid to the county and the municipality study.

Specific line items were addressed regarding insurance costs, the increase in diesel costs, and the price increase of hot mix.

Public Comment:

Jim Carragher, Tract 100, commented that Spring Creek is not retirement friendly.

Devin Rattazzi, Tract 400, suggested that the Board of Directors should live within the budget and not raise the dues.

Jade Baldwin, Tract 200, made comments regarding her previous experience working for a homeowner's association.

Andrea Shirley, Tract 100, asked if the dues increase is an annual discussion. President Bahr noted that the study encouraged the Board to look at the dues yearly and stated it is the Board's decision whether or not to increase the dues every year.

Jim Carragher, Tract 100, stated that although he sees it his way, it does not mean he is right. He noted he would like to see the budget held down more.

Steve Trainor, Tract 100, noted he has been all over the country and can't believe how much we do with the little we have.

President Bahr noted it is hard to keep staff and more expensive to contract out employees.

Vice Chair Legarza moved/Member Popp seconded to approve the 2019 budget as presented including a \$2.00 increase to the dues. Motion carried (5-2) Members Lister and Plaster opposed.

**VI. COMMITTEE OF ARCHITECTURE
A. REPORTS**

NON-ACTION ITEM

COA Secretary Shields gave an overview on the report provided to the board.

VII. STAFF REPORT

NON-ACTION ITEM

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

VIII. APPROVAL OF MINUTES:

FOR POSSIBLE ACTION

A. October 24, 2018, Regular Meeting Minutes

Member Lister moved/Member Reed seconded to approve the October 24, 2018 Regular Meeting Minutes. Motion carried (7-0).

IX. ACCEPT OCTOBER 2018 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.

FOR POSSIBLE ACTION

Member Plaster moved/Member Reed seconded to accept the October 2018 Assessment and Legal Receivable Reports as submitted. Motion carried (7-0).

X. ACCEPT OCTOBER 2018 FINANCIAL REPORTS.

FOR POSSIBLE ACTION

Member Plaster moved/Member Reed seconded to accept the October 2018 Financial Reports as submitted. Motion carried (7-0).

XI. MEETING SCHEDULE

NON-ACTION ITEM

The next Regular Board of Directors meeting is scheduled for Wednesday, December 12, 2018 at 5:30pm

XII. PUBLIC COMMENT

ACTION SHALL NOT BE TAKEN

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Devin Rattazzi, Tract 400, stated he was ashamed of the public turnout. If you are going to voice your concerns, you should attend the meeting. He noted he would be attending more meetings and asked if someone would address the chips in the road on Aesop Drive.

XIII. ADJOURNMENT

The meeting adjourned at 7:22 p.m.