



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

Spring Creek Association ("SCA") Board of Directors  
Wednesday, January 22, 2020, 5:30 PM, PST  
Fairway Community Center Meeting Room  
401 Fairway Blvd, Spring Creek, Nevada

**PRESENT:** Karl Young (Tract 200), Pat Plaster (Tract 300), and John Featherston (Tract 400)  
At-Large Members: Vice Chair Tom Hannum, Molly Popp, Jake Reed

**ABSENT:** Chair Josh Park (Tract 100),

**CORPORATE OFFICERS PRESENT:** SCA President Bahr, SCA Treasurer Austin-Preston

**CORPORATE ATTORNEY:** Katie Howe McConnell

**CALL TO ORDER:** Vice Chair Hannum 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 offered.

**II. REVIEW AND DISCUSSION OF A PRESENTATION BY THE ROBOTICS CLUBS FROM SPRING CREEK ELEMENTARY. NON-ACTION ITEM**

Alberia Martinez, 2<sup>nd</sup> Grade teacher of the Robotics Club was present with several students that are a part of the program. The students provided a presentation to the Board on their Lego League robotics project and their community project involving creating an ADA ramp for the swimming pool.

No public comment was offered.

**III. REVIEW AND DISCUSSION OF A PRESENTATION ABOUT THE NEVADA OUTDOOR SCHOOL AND THE SERVICES OFFERED IN SPRING CREEK. NON-ACTION ITEM**

Melanie Enriquiga, Executive Director for Nevada Outdoor School, provided a Power Point presentation outlining their program and their desire to continue expanding their services into the community. She spoke about their youth education, outdoor ethics, community outreach and their Americorp program. They show interest in having a fundraising golf tournament or some sort of shooting sport event at the Shooting Range.

No public comment was offered.

**IV. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST BY A GROUP OF SPRING CREEK RESIDENTS TO DISCUSS A SURVEY MONKEY QUESTIONNAIRE REGARDING THE HORSE PALACE AND ITS POTENTIAL FUTURE USE. FOR POSSIBLE ACTION**

Mary Ellen Burckhard, Tract 400, was part of the group that requested the item on the Board and is requesting to know why we are changing the use of the Horse Palace.

Director Featherston provided background on the purpose of the draft survey and that it was put out to the Horse Palace users for their feedback on the content and editing of the survey prior to going to the public. An email was sent out with the draft survey for comment and was never on the SCA website.

Public Comment:

David Andrezzi (100 Tract) spoke of the Horse Palace committee that originally set up the fees to use the Horse Palace and stated that the funds were to go into a special fund for the Horse Palace.

JJ Roemmich (200 Tract) spoke about the deferred maintenance at the Horse Palace.

Paul Algerio (400 Tract) feels that it would be wasteful to put out a survey and we need to keep the Horse Palace what it is as a nice, safe place and let the users use it.

Jane Ward (400 Tract) spoke about how volunteers and fundraisers helped build the outdoor arena and dressage areas. Also, that the DOR's require the Board to maintain the roads and amenities.

Corinna Algerio (Tract 400) stated that she could not open the draft survey and answer the questions. She also spoke about non-property owners riding without passes.

Patti Fox (Tract 400) spoke about the difference between the Golf Course and HP management and feels more supervising is needed.

Carolyn Steninger (Tract 100) expressed thanks to the Board for the ability to use the facility for the Handicapped Rider program.

Steve Trainor (Tract 100) expressed that the grievances and attacks on SCA staff and we should be supportive.

D'Ann Dunlap (Tract 400) stated that no one was attacking staff but past people have not done what was needed and they want it done the right way.

Member Featherston spoke about the steps needed to improve the facility and facilitate other activities but that it would remain an equestrian and livestock facility.

Mary Ellen Burckhard (400 Tract) stated that the Horse Palace is called an equestrian center in the governing documents. She wanted to make sure that the survey represents the users and the Board adheres to the governing documents.

Attorney McConnell clarified that no Board has ever said or anticipated selling the facility and clarified that the DOR's do not mention equestrian center, but it is included in the Articles of Incorporation

No action was taken on the item and the Board moved to item V.

**V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO EXPLAIN AND CLARIFY THE INTENT OF THE DRAFT HORSE PALACE SURVEY AND TO ALLOW CONCERNED MEMBERS THE OPPORTUNITY TO FORMALLY DISCUSS THEIR CONCERNS, PROVIDE FEEDBACK AND SEEK CLARIFICATION ON THE ISSUE.**

***FOR POSSIBLE ACTION***

Patti Fox (Tract 400) stated that if the Board is going to do a survey it needs to be accessible.

Mary Ellen Burckhard (Tract 400) stated that if the survey is only sent out to 2400 emails that it does not represent everyone.

President Bahr clarified the reason for the survey was to get feedback from Horse Palace users prior to it being sent out to the public.

Vice Chair Hannum spoke about other types of events that would help pay for maintenance of the facility.

JJ Roemmich (200 Tract) requested that the question regarding whether it should remain an equestrian facility or a multi-use facility be reworded as it is already a multi-use facility.

Member Plaster thanked the public for their participation and appreciated behind held accountable as a Board.

Member Popp thanked the Horse Palace users as they always attend and show their passion for the facility and the Board wants to do what is right for the Horse Palace.

Member Young moved/Member Popp seconded to move forward with the Horse Palace Survey. Motion carried (6-0) Chair Park absent.

**VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE CONSTRUCTION PLANS FOR THE OLD CLUBHOUSE FOR CARRY ON WITH STYLE SALON AND BARBER SHOP. FOR POSSIBLE ACTION**

Jeff Russell, Contractor for Carry on With Style Salon, was present and informed the Board that the plans include new HVAC, plumbing, electrical, flooring and walls. The plan does not include extensive exterior improvements. The bathrooms will be brought up to current code and will be ADA compliant. They are hoping for a completion date in April, but the plan approval process may push that date out. It will take 3 months to complete once the plans are approved.

Vice Chair Hannum inquired on sewer and water issues. President Bahr and Vice Chair Hannum requested information on the external updates, patio plans, and the roof.

No Public Comment was offered.

Member Featherston moved/Member Reed seconded to approve the renovation plans as presented with a contingent to clarify in a letter or email that the exterior of the building will be addressed. Motion carried (6-0) Chair Park absent.

**VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LEASE FOR THE RYAN RANCH PASTURE WITH JESS JONES. FOR POSSIBLE ACTION**

This item was tabled until the February 2020 meeting.

**VIII. REVIEW, DISCUSSION AND ALLOCATION OF THE 2019 CARRY FORWARD FUNDS. FOR POSSIBLE ACTION**

President Bahr gave an overview of the capital purchases and allocation presented in the packet.

Annette Kerr, SCA Vice President, provided additional information to the Board regarding a grant that was awarded to NDF for SCA and that the grant was then pulled back. Further information will be provided to the Board when it comes available.

Vice Chair Hannum discussed the benefits of purchasing a sweeper to pick up the excess chip rock from the Road project.

Travis Mahlke, GC Superintendent, provided information to the Board on a new rough mower for the Golf Course. The plan is to give Parks an older mower fairway mower to help their efficiency.

Member Popp discussed the grounds committee for Ruby Mountain Little League and their proposed phased approach for the improvements at Shuckmann's that would include replacing

dirt in the infields, shade protection for the bleachers, batting cage, repairing outfields, and lights.

Attorney McConnell clarified that the Board would be approving amounts up to those in the document, so unless the item exceed the budgeted amount, the item would not need to be brought back before the Board.

Member Featherston moved/Member Plaster seconded to approve the 2020 carry forward plan on individual items up to the budgeted amounts as presented. Motion carried (5-0-1) Chair Park absent, Member Young abstained.

## **IX. COMMITTEE OF ARCHITECTURE**

### **A. REPORTS**

***NON-ACTION ITEM***

Secretary Shields provided the reports to the Board for their review.

### **B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 952 FAIRLAWN DR (109-005-003) 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 in violation since June 2019. There has been no contact from the property owner. This item was on the December 10, 2019 COA agenda and the Committee voted to uphold the \$200 fine and refer the property to the Board of Directors for further action.

Member Plaster moved/Member Reed seconded to refer the property at 952 Fairlawn Dr to legal counsel for further action. Motion carried (6-0), Chair Park absent.

### **C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 736 SPRING VALLEY PKWY (202-009-077) 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 in violation since May 2019. There has been no contact from the property owner. This item was on the December 10, 2019 COA agenda and the Committee voted to uphold the \$200 fine and refer the property to the Board of Directors for further action.

Member Featherston moved/Member Reed seconded to refer the property at 736 Spring Valley Pkwy to legal counsel for further action and uphold the \$200 fine. Motion carried (6-0), Chair Park absent.

### **D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 503 TIFFANY DR (202-020-057) 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 in violation since July 2019. There has been no contact from the property owner. This item was on the December 10, 2019 COA agenda and the Committee voted to uphold the \$200 fine and refer the property to the Board of Directors for further action.

Member Reed moved/Member Popp seconded to refer the property at 503 Tiffany Dr to legal counsel for further action and uphold the \$200 fine. Motion carried (6-0), Chair Park absent.

**E. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 411 MERINO DR (202-012-009) 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 in violation since July 2019. There has been no contact from the property owner. This item was on the December 10, 2019 COA agenda and the Committee voted to uphold the \$200 fine and refer the property to the Board of Directors for further action.

Member Plaster moved/Member Reed seconded to refer the property at 411 Merino Dr to legal counsel for further action and uphold the \$200 fine. Motion carried (6-0), Chair Park absent.

**F. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 319 LOGAN DR (202-007-012) 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 in violation since July 2019. There has been no contact from the property owner. This item was on the December 10, 2019 COA agenda and the Committee voted to uphold the \$200 fine and refer the property to the Board of Directors for further action.

Member Plaster moved/Member Reed seconded to refer the property at 319 Logan Dr to legal counsel for further action and uphold the \$200 fine. Motion carried (6-0), Chair Park absent.

**G. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 454 JASPER DR (202-018-038) 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 in violation since July 2019. There has been no contact from the property owner. This item was on the December 10, 2019 COA agenda and the Committee voted to uphold the \$200 fine and refer the property to the Board of Directors for further action.

Member Plaster moved/Member Reed seconded to refer the property at 454 Jasper Dr to legal counsel for further action and uphold the \$200 fine. Motion carried (6-0), Chair Park absent.

**H. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 420 SPRING VALLEY PKWY (202-031-002) 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 in violation since May 2019. The property owner contacted the office in August 2019 and was working to remove the

vehicles. No further contact from the owner. This item was on the December 10, 2019 COA agenda and the Committee voted to uphold the \$200 fine and refer the property to the Board of Directors for further action.

Member Featherston moved/Member Plaster seconded to refer the property at 420 Spring Valley Pkwy to legal counsel for further action and uphold the \$200 fine. Motion carried (6-0), Chair Park absent.

**I. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 508 FRISCO DR (107-004-017) 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 in violation since July 2019. There has been no contact from the property owner. This item was on the December 10, 2019 COA agenda and the Committee voted to uphold the \$200 fine and refer the property to the Board of Directors for further action.

Member Reed moved/Member Popp seconded to refer the property at 508 Frisco Dr to legal counsel for further action and uphold the \$200 fine. Motion carried (6-0), Chair Park absent.

**J. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 748 EASTLAKE DR (401-017-032) 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 in violation since July 2019. There has been no contact from the property owner. This item was on the December 10, 2019 COA agenda and the Committee voted to uphold the \$200 fine and refer the property to the Board of Directors for further action.

Member Plaster moved/Member Reed seconded to refer the property at 748 Eastlake Dr to legal counsel for further action and uphold the \$200 fine. Motion carried (6-0), Chair Park absent.

**K. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 744 AESOP DR (401-019-039) 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 in violation since July 2019. There has been no contact from the property owner. This item was on the December 10, 2019 COA agenda and the Committee voted to uphold the \$200 fine and refer the property to the Board of Directors for further action.

Member Reed moved/Member Plaster seconded to refer the property at 744 Aesop Dr to legal counsel for further action and uphold the \$200 fine. Motion carried (6-0), Chair Park absent.

**L. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 684 SPRING CREEK PKWY (106C-005-013) 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 in violation since May 2019. There has been no contact from the property owner. This item was on the December 10, 2019 COA agenda and the Committee voted to uphold the \$200 fine and refer the property to the Board of Directors for further action.

Member Featherston moved/Member Reed seconded to refer the property at 684 Spring Creek Pkwy to legal counsel for further action and uphold the \$200 fine. Motion carried (6-0), Chair Park absent.

**M. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 755 DEVON DR (401-014-009) 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 in violation since June 2019. There has been no contact from the property owner. This item was on the December 10, 2019 COA agenda and the Committee voted to uphold the \$200 fine and refer the property to the Board of Directors for further action.

Member Plaster moved/Member Featherston seconded to refer the property at 755 Devon Dr to legal counsel for further action and uphold the \$200 fine. Motion carried (6-0), Chair Park absent.

**N. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 547 CROYDON DR (101-003-038) 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 in violation since June 2019. There has been no contact from the property owner. In August, a review was done and the truck was covered and has since come off. This item was on the December 10, 2019 COA agenda and the Committee voted to uphold the \$200 fine and refer the property to the Board of Directors for further action.

Member Featherston moved/Member Reed seconded to refer the property at 547 Croydon Dr to legal counsel for further action and uphold the \$200 fine. Motion carried (6-0), Chair Park absent.

**O. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 493 PINE KNOT DR (202-018-079) 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 in violation since July 2019. Property owner made contact in December 2019 and the COA gave a one month extension at their December 10<sup>th</sup> meeting to bring the property into compliance. After review on January 10, 2020, the property was not in compliance. This item was on the December 10, 2019 COA agenda and the Committee voted to uphold the \$200 fine and



refer the property to the Board of Directors for further action if not in compliance in one month..

Member Plaster moved/Member Reed seconded to refer the property at 493 Pine Knot Dr to legal counsel for further action and uphold the \$200 fine. Motion carried (6-0), Chair Park absent.

**X. APPROVAL OF MINUTES: *FOR POSSIBLE ACTION***  
**A. December 11, 2019 Regular Meeting Minutes**

Member Plaster moved/Member Reed seconded to approve the December 11, 2019 Regular Meeting Minutes. Motion carried (5-0-1), Chair Park absent and Member Popp abstained.

**XI. ACCEPT DECEMBER 2019 ASSESSMENT AND LEGAL RECEIVABLE REPORTS. *FOR POSSIBLE ACTION***

Member Plaster moved/Member Reed seconded to accept the December 2019 Assessment and Legal Receivable Reports. Motion carried (6-0) Chair Park absent.

**XII. ACCEPT DECEMBER 2019 FINANCIAL REPORTS. *FOR POSSIBLE ACTION***

Member Plaster moved/Member Reed seconded to accept the December 2019 Financial Reports. Motion carried (6-0) Chair Park absent.

**XIII. MEETING SCHEDULE *NON-ACTION ITEM***  
The next Regular Board of Directors meeting is scheduled for Wednesday, February 26, 2020 at 5:30pm

**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.

Jason Herr with Safelink updated the Board on their timeline to bring fiber optics to Spring Creek. They will not be using the Southwest Gas trenches and expect it to be a 2-3 year timeline. He also mentioned that the City of Elko had waived franchise fees.

Annette Kerr, new Vice President for SCA, was introduced and welcomed by the Board.

Steve Trainor (Tract 100) commented on the properties in non-compliance and suggested the fine amount be revisited.

**XV. ADJOURNMENT**

The meeting adjourned at 8:50 p.m.