



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

The Spring Creek Association Board of Directors will hold their Regular Meeting Wednesday, December 14, 2016 at the Spring Creek Association Office, 451 Spring Creek Parkway, Spring Creek, NV beginning at 5:30 p.m. (PST). There may be a quorum of the Committee of Architecture present at the meeting.


Attached with this Notice is the Agenda for said meeting of the Board of Director's.

This notice is to be posted at the following places no later than December 9, 2016:

**SCA Office-[www.springcreeknv.org](http://www.springcreeknv.org)  
Khoury's Market Community Board  
SCA Horse Palace  
Country Club Shell**

**NOTICE TO PERSONS WITH DISABILITIES**

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify Spring Creek Association in writing at 451 Spring Creek Parkway, Spring Creek, Nevada 89815 or by calling (775) 753-6295 at least 48 hours prior to the scheduled meeting.

  
Kristine Austin-Preston  
Corporate Treasurer  
Decemer 8, 2016



**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS  
REGULAR MEETING  
WEDNESDAY, DECEMBER 14, 2016, AT 5:30 P.M., P.S.T.  
AT THE SPRING CREEK ASSOCIATION OFFICE  
451 SPRING CREEK PARKWAY, SPRING CREEK, NEVADA  
AGENDA**

**Board of Directors**

**Tract**

**Josh Park-(100) – Vice-Chair Jim Jefferies- (200)  
Pat Plaster-(300) Paddy Legarza-(400) - Chairperson**

**At-Large**

**Mike McFarlane, Travis Mahlke, Paul McAnany**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**I. COMMENTS BY THE GENERAL PUBLIC**

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 five (5) minutes per person.

***ACTION SHALL NOT BE TAKEN***

**II. REVIEW, DISCUSS AND POSSIBLE ACTION TO APPROVE A MERIT INCREASE AND MODIFICATION TO THE EMPLOYMENT AGREEMENT FOR THE PRESIDENT/GENERAL MANAGER, JESSIE BAHR, AND MATTERS RELATED THERETO.**

***FOR POSSIBLE ACTION***

**III. 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, 2016 AND MATTERS RELATED THERETO.**

***FOR POSSIBLE ACTION***

**IV. REVIEW, DISCUSSION AND POSSIBLE APPROVAL TO MOVE FORWARD WITH REPAIRS TO THE GOLF COURSE DRIVING RANGE POLES AND NETTING AND MATTERS RELATED THERTO.**

***FOR POSSIBLE ACTION***

**V. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE PROPOSALS RECEIVED FOR THE GOLF PROFESSIONAL AND RESTAURANT LESSEE, INCLUDING SCHEDULING INTERVIEWS OR OTHER STEPS TO MOVE FORWARD AND MATTERS RELATED THERETO.**

***FOR POSSIBLE ACTION***

**VI. REVIEW, DISCUSSION, AND POSSIBLE ACTION TO APPROVE MOVING FORWARD TO REZONE 106D PARCEL D AND 106D PARCEL C TO GENERAL COMMERCIAL AND MATTERS RELATED THERETO.**

***FOR POSSIBLE ACTION***

**VII. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF PROPOSED AMENDMENT TO ARTICLE VI OF THE SCA BYLAWS REGARDING ELECTRONIC VOTING AND MATTERS RELATED THERETO.**

***FOR POSSIBLE ACTION***



- VIII. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF THE DRAFT SCA GENERAL PLAN AND MATTERS RELATED THERTO. *FOR POSSIBLE ACTION*
- IX. REVIEW, DISCUSSION AND POSSIBLE ACCEPTANCE OF A BILL DRAFT REQUEST FOR THE 2017 NEVADA LEGISLATIVE SESSION GENERALLY REGARDING WATER AND UTILITY COMPANIES PROPOSED BY WILLIAM ADLER OF CAPITOL PARTNERS, LLC AND MATTERS RELATED THERTO. *FOR POSSIBLE ACTION*
- X. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF THE 2017 HORSE PALACE FEE SCHEDULE AND MATTERS RELATED THERETO. *FOR POSSIBLE ACTION*
- XI. REVIEW, DISCUSSION AND POSSIBLE APPROVAL TO MOVE FORWARD WITH APPLYING FOR THE NEVADA DIVISION OF WILDLIFE 2017 SHOOTING RANGE GRANT AND MATTERS RELATED THERTO. *FOR POSSIBLE ACTION*
- XII. REVIEW, DISCUSSION AND POSSIBLE APPROVAL TO MOVE FORWARD WITH APPLYING FOR THE STATE OF NEVADA RECREATIONAL TRAILS 2017 GRANT PROGRAM AND MATTERS RELATED THERTO. *FOR POSSIBLE ACTION*
- XIII. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF A RANGE OF FUNDING TO BE USED FOR ADDITIONAL ITEMS AT THE FAIRWAY COMMUNITY CENTER AND MATTERS RELATED THERETO. *FOR POSSIBLE ACTION*
- XIV. COMMITTEE OF ARCHITECTURE
- A. REPORTS *NON-ACTION ITEM*
- B. APPROVAL OF APPOINTMENT TO THE COMMITTEE OF ARCHITECTURE.  
Reappoint Diane Parker and Jill Holland for one year terms commencing January 1, 2017. *FOR POSSIBLE ACTION*
- C. REVIEW AND POSSILBE APPOINTMENT TO THE COMMITTEE OF ARCHITECTURE.  
Brien Park and Ivan Shigaio have provided letters of interest to be appointed for one year terms commencing January 2, 2017. *FOR POSSIBLE ACTION*
- D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 518 SPRING CREEK PARKWAY (101-003-020) TO LEGAL COUNSEL FOR FURTHER ACTION. *FOR POSSIBLE ACTION*
- XV. STAFF REPORT: *NON-ACTION ITEM*  
Staff will provide a status report to the Board on routine business operations including, but not limited to; department progress on projects, member complaints and other matters related thereto.
- XVI. APPROVAL OF MINUTES: *FOR POSSIBLE ACTION*  
A. November 16, 2016, Regular Meeting Minutes.
- XVII. ACCEPT NOVEMBER 2016 ASSESSMENT AND LEGAL RECEIVABLE REPORTS. *FOR POSSIBLE ACTION*
- XVIII. ACCEPT NOVEMBER 2016 FINANCIAL REPORTS. *FOR POSSIBLE ACTION*
- XIX. MEETING SCHEDULE *NON-ACTION ITEM*  
The next Regular Board of Directors meeting is scheduled for Wednesday, January 25, 2017 at 5:30 pm.

## **XX. BOARD OF DIRECTOR COMMENTS**

### ***NON-ACTION ITEM***

This time is devoted to comments by the Board of Directors for general information or update purposes. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.

## **XXI. ADJOURNMENT**

**NOTE:** The Chairperson or Vice Chairperson reserves the right to change the order of the agenda and if the agenda is not completed, to recess the meeting and continue on another specified date and time. From time to time there may be information that is considered sensitive or confidential and will not be included in Director Packets. Directors have a responsibility to call or otherwise arrange a meeting with staff to review any sensitive or confidential information before the meeting.

### **NOTICE TO PERSONS WITH DISABILITIES**

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Declaration of Posting of  
Spring Creek Association  
Board of Director's Meeting Agenda

I, the undersigned do hereby state and return that I received a copy of the Spring Creek Association Board of Director's Regular Meeting Agenda for the December 14, 2016 meeting, a true copy of which is attached hereto, and that I posted a copy of the Agenda at the following public places in County of Elko, State of Nevada as follows:

1. Spring Creek Association Administrative Offices, 451 Spring Creek Parkway, Spring Creek, NV 89815  
Date: 12-8-16 Time: 4:57pm *KP*
2. Khoury's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815  
Date: 12-09-16 Time: 0225 *DSP*
3. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV 89815  
Date: 12-09-16 Time: 0705 *DSP*
4. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815  
Date: 12-09-16 Time: 0811

I declare under penalty of perjury that the foregoing is true and correct.

DATED this 9 day of DEC, 2016.

By   
Name: DON PATCH  
Title: SECURITY OFFICER