



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

Spring Creek Association ("SCA") Board of Directors
Wednesday, March 27, 2019, 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 ACTION REGARDING A FUNDING REQUEST FROM THE SPRING CREEK VOLUNTEER FIRE DEPARTMENT FOR IMPROVEMENTS TO THE VOLUNTEER FIRE STATION #29 IN VISTA GRANDE. FOR POSSIBLE ACTION

Spring Creek Volunteer Fire Chief Bret Murphy presented the Board with bids for installing a bathroom at Fire Station #29 located in the Vista Grande Tract. There is currently no bathroom in the facility and they also proposed adding a fire hydrant at the facility.

The Board discussed the bids presented, the taxes collected from Spring Creek that fund the fire district, and presenting the item to the Elko County Fire Protection District. It was suggested they work with President Bahr on strategic planning and applying for grants and noted they would be happy to write a letter of support and to look into private fundraisers.

Public Comment:

Anette Kerr, Elko Country Emergency Manager, noted that there are many grants available for this kind of request.

No action was taken on the item.

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ACCEPT A PROPOSAL FOR A CONCESSION STAND FACILITY AT SCHUCKMANN'S SPORTS COMPLEX. FOR POSSIBLE ACTION

President Bahr gave an overview of the proposal provided in the Board's packet. The Association received a single proposal for \$129,327.00 to construct the concession stand facility and \$4,137.00 for installation of concession type items.

The Board discussed the location of the concession stand and the option of moving it to a central location where all youth sports can access it; the option of adding the second floor, the option to have both sides of the doors open to access either side of the field, the option to have a concession trailer instead of the concession stand, and the option to have restrooms only without the concession stand.

The Board gave direction to staff to add a proposal for moving the concession stand to a central location, and a proposal for bathrooms only.

No action was taken on the item.

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE HORSE PALACE ROOF REPAIRS. FOR POSSIBLE ACTION

President Bahr provided the Board with a letter from Lombard Conrad Architects which summarized options for repairing or replacing the roof. She stated the Association is still waiting on pricing and information from the insurance company.

No action was taken on this item.

V. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING AMENITY RULES, POLICIES AND FEES REGARDING USAGE BY PERSONS NOT LISTED ON THE DEED

**OF THE PROPERTY WITHIN SPRING CREEK ASSOCIATION AT THE SCA FACILITIES.
FOR POSSIBLE ACTION**

President Bahr gave a brief overview of the proposed amenity use policy and facility rental fees provided in the Board packet.

Public Comment:

Aron Means, Tract 300, stated they came together as a group and discussed ways to get more people to use the horse palace. He discussed the change in price for non-ticketed and ticketed events that was provided in the Board packet, and the decrease in fee for lights from \$30.00 to \$15.00 per hour.

Robbin Rowley, Tract 300, requested the Board to continue to cover the light fee from Sunday through Friday from 6pm to 9pm, and allow the volunteers to lock up the horse palace. She noted the current contract expires on April 1, 2019.

It was noted the request was not included on this agenda item, but can come back before the Board for approval at a later date.

Katie Steele discussed the group rates and a decrease in fees for people in the groups. She noted that more people would come daily for the groups if there was a reduced group fee. The group rates/practice fees were included in the Board packet. She suggested a punch card option to allow for a reduced fee and suggested that children under 8 ride for free. She noted that she is aware of riders that are unable to afford the practices unless the daily fee were lowered.

Chair Park discussed the need to make it easy for people to use the facility, and suggested charging one daily fee for use instead of several different rates. He asked that the rates be consistent across the columns in regards to the increase in percentage in the fee structure.

HP Facility Rental Fees:

The proposed HP Facility Rental Fees were provided to the Board:

HP FACILITY RENTAL FEES

Event Reservations:	Non-profit	Non Ticketed	For-Profit	Ticketed
Indoor Arena	\$400.00	\$250	\$550.00	\$500
Outdoor Arena	\$250.00	\$200	\$350.00	\$0
Roping Events	\$300 or 10% stock charge whichever is greater			

Additional Charges:

Lights	\$30.00 per hour	\$15 per hour
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Member Lister moved/Member Popp seconded to accept the revised HP Facility Rental Fees as amended above in red. Motion carried (7-0).

SCA Member, SCA Resident, Non Member:

Chair Park opened the discussion for public comment in regards to the 3 tiers.

Member Plaster stated the fee should be the same for SCA Member and SCA Resident.

Chair Park stated that a driver's license or utility bill with the address should be acceptable for the property owner rate.

Aron Means, Tract 300, stated that if the rate is lowered, more people would come to ride at the horse palace, and in the long term it would increase horse palace revenue.

Member Popp stated that if we can draw more people in, they will spend more to use the horse palace.

Group Rates and Practices:

The proposed Group Rates/Practices were provided to the Board:

Group Rates/Practices

Non Property

Property

adult-\$10

adult- \$5

child-\$5

child- \$3

8 and under free

~~Stall rental (monthly)~~

~~\$235.00~~

~~\$265.00~~

Member Popp suggested allowing the groups to have access to the horse palace 7 days a week.

Chair Park asked if there is any reason to limit the group rate times.

Aron Means, Tract 300, noted that the group prefers the time from 6pm to 9pm.

Chair Park moved/Member Plaster seconded to approve the Group Rates/Practices from 6pm to 9pm, Sunday to Friday as proposed above in red. Motion carried (7-0).

The discussion on property owners, non-property owners and residents was tabled to a future Board meeting.

VI. COMMITTEE OF ARCHITECTURE

A. REPORTS

NON-ACTION ITEM

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

VII. APPROVAL OF MINUTES:

FOR POSSIBLE ACTION

A. February 27, 2019, Regular Meeting Minutes

Member Hannum moved/Member Reed seconded to approve the February 27, 2019 Regular Meeting Minutes. Motion carried (7-0).

VIII. ACCEPT FEBRUARY 2019 ASSESSMENT AND LEGAL RECEIVABLE REPORTS. *FOR POSSIBLE ACTION*

Member Lister moved/ Member Plaster seconded to accept the February 2019 Assessment and Legal Receivable Reports. Motion carried (7-0).

IX. ACCEPT FEBRUARY 2019 FINANCIAL REPORTS. *FOR POSSIBLE ACTION*

Member Plaster moved/Member Hannum seconded to accept the February 2019 Financial Reports. Motion carried (7-0).

X. MEETING SCHEDULE *NON-ACTION ITEM*

The next Regular Board of Directors meeting is scheduled for Wednesday, April 24, 2019 at 5:30pm.

XI. 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.

Elko County Sheriff Deputy Unruh gave an update on the Spring Creek substation and noted that the permits have been pulled.

XII. ADJOURNMENT

The meeting adjourned at 7:21 p.m.