



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

Spring Creek Association ("SCA") Board of Directors  
Wednesday, February 26, 2020, 5:30 PM, PST  
Fairway Community Center Meeting Room  
401 Fairway Blvd, Spring Creek, Nevada

**PRESENT:** Chair Josh Park (Tract 100), Karl Young (Tract 200), and John Featherston (Tract 400)  
At-Large Members: Vice Chair Tom Hannum, Molly Popp, Jake Reed

**ABSENT:** Pat Plaster (Tract 300)

**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.

Elko County Sheriff Aitor Narvaiza provided comments on the Spring Creek Substation that is currently open, additional School Resource Officers that have been hired, and abandoned vehicle issues within Spring Creek.

**II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LEASE FOR THE RYAN RANCH PASTURE. *FOR POSSIBLE ACTION***

Two proposals were provided to the Board interested in a lease for the Ryan Ranch Pasture. Jess Jones was present and requested a long term lease for the pasture for \$1200 per year and in return would provide repairing fencing, weed abatement and plant better forage for livestock at no cost to SCA.

The other party that requested a lease was not present at the meeting.

Attorney McConnell provided clarification that the lease would come back to the Board with the specific provisions for their approval.

No public comment was offered.

Vice Chair Hannum moved/Member Popp seconded to move forward with negotiating a lease with Jess Jones for the Ryan Ranch pasture. Motion carried (6-0) Member Plaster absent.

**III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM RUBY MOUNTAIN LITTLE LEAGUE REGARDING PHASED UPGRADES PROPOSED FOR SCHUCKMANN'S SPORTS COMPLEX. *FOR POSSIBLE ACTION***

Robert Carter, representative from Ruby Mountain Little League, was present to provide a Power Point presentation to the Board regarding phased upgrades proposed for Schuckmann's Sports Complex and other fields.

Phase 1 at Schuckmann's would include skimming the infields, replacing the red dirt, cutting infields back, placing base pins, replacing batter's boxes, purchasing portable pitching mounds, erecting batting cages, repairing scoreboards, and installing bleacher shades.

Phase 2 at Schuckmann's would include removing existing outfield grass, leveling outfields, hydroseeding, repair fencing, repair sprinklers, and pave a pathway through the complex.

Phase 3 at Schuckmann's would include planting trees and installing lights.

Phase 1 at Firehouse Field would include skimming the infield, replacing the red dirt, replacing mound with a portable mound, repair batting cages, and repair the restroom attached to the concessions.

Phase 2 at Firehouse Field would include bringing the concession stand up to code and pour concrete pads in the batting cages.

Phase 1 at Vista Grande Park would include skimming the infield, replacing the red dirt, and replacing mound with a portable mound.

Phase 2 at Vista Grande Park would include leveling the outfields and hydroseeding.

Phase 3 at Vista Grande would include adding a scoreboard and installing lights.

Phase 1 at the Marina would include grading the field for drainage, skim and replace red dirt, purchase portable mound, hydroseed the outfield, build fenced dugouts, and add bleachers.

Red Dirt estimate:	\$33,400-\$35,750 per field
Pitching Mounds:	\$295.00 each
Batting cage netting (Schuckmann's):	\$2800.00
Bleacher Shades:	\$3950.00 each
Bleachers (Marina):	\$1738.00
Path Paving	\$42,000.00

Mr. Carter stated that RMLL had received donations for field excavation, field surveys, iron for batting cages, concrete for batting cages, and offered monetary donations from RMLL upon their Board's approval.

Chair Park asked for clarification regarding paving the path through the complex. Vice-Chair Hannum discussed the shade structures.

**Public Comment:**

Mike Popp, Tract 400, informed the Board that the Little League District Tournament for 8-10 year olds is being held at the Firehouse Field and the field needs to meet Little League specifications and it may make sense to have it be the first priority if approved.

Member Featherston inquired on how long it would take to complete the phases. It was discussed that it would take 3-4 weeks to receive the material. RMLL has the volunteer labor to do the work, just the material is needed.

Chair Park moved/Member Reed seconded to allocate \$125,000 out of the Capital Reserve for improvements for baseball and softball fields. Motion carried (5-0-1) Member Popp abstained, Member Plaster absent.

**IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LEASE AGREEMENT WITH ELKO COUNTY AMBULANCE FOR 451 SPRING CREEK PARKWAY, THE OLD ADMINISTRATION BUILDING. *FOR POSSIBLE ACTION***

Lee Cabaniss, Director of Elko County Ambulance, was present and stated that they had received approval to staff the additional ambulance site in Spring Creek. Currently, they are field training the personnel. The lease provides for in-kind support by the Elko County Ambulance providing stand-by services for 3 events in Spring Creek per year.

He stated that the lease would still need to go before the Elko County Commission for their approval.

**Public Comment:**

No Public comment was offered.

Vice Chair Hannum moved/Member Featherston seconded to approve a lease agreement with Elko County Ambulance for 451 Spring Creek Parkway. Motion carried (6-0) Member Plaster absent.

**V. REVIEW, DISCUSSION AND POSSIBLE APPROVAL TO HAVE THE TRANSMISSION IN THE F750 REPAIRED. *FOR POSSIBLE ACTION***

President Bahr stated that the F750 requires a remanufactured transmission, flywheel, clutch assembly, and rear main seal. The cost of the repairs is over \$5000 and therefore require the Board's approval. We received two quotes; one from Six States that included labor and one from Gallagher that did not include labor.

Chair Park inquired on the warranty offered.

No Public Comment was offered.

Vice Chair Hannum moved/Member Reed seconded to the quote from Six States to repair the transmission in the F750 up to \$7600.00. Motion carried (6-0) Member Plaster absent.

**VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE PURCHASE OF A 12' SANDER FOR THE NEW SMALLER PLOW TRUCK. *FOR POSSIBLE ACTION***

President Bahr stated that the Board allocated \$125,000 for the purchase of the smaller plow trucks and sanders. The total amount needed for the trucks and sanders exceeded that amount, so we are asking for approval of the 12' sander separately.

No Public Comment was offered.

Vice Chair Hannum moved/Member Featherston seconded to approve the purchase of a 12' sander for the new smaller plow truck not to exceed \$24,000. Motion carried (6-0) Member Plaster absent.

**VII. REVIEW AND DISCUSSION OF CHANGES TO POLICY 08-004 – DISPOSAL OF ASSETS. *NON-ACTION ITEM***

President Bahr stated that an update was done to Policy 08-004, Disposal of Assets, to ease the process for selling or disposing of assets.

After Board discussion on wording, Attorney McConnell provided proposed language to the 3<sup>rd</sup> paragraph that will state – Items shall be advertised for sale for at least one week. Advertising may be accomplished in one or more of the following ways: newspaper, social media, SCA website, SCA bulletin boards, auction websites, or any other avenue suitable for selling assets.

Pursuant to policy 10-001, any changes to an existing policy must have at least 1 reading as a non-action item prior to action being taken on those changes.

No action was taken on the item.

**VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE EQUIPMENT TO BE DISPOSED OF OR SOLD COMPLYING WITH POLICY 08-004 – DISPOSAL OF ASSETS. *FOR POSSIBLE ACTION***

President Bahr gave an overview of the items listed in the packet to sell or dispose of including the Old Clubhouse vent hood, 4 burner stove with griddle and oven, electric fryer, 2 large conference tables, and barn door.

The items will be processed for sale after the change of policy 08-004.

No public comment was offered.

Member Featherston moved/Member Popp seconded to approve the sale of items listed within the packet. Motion carried (6-0) Member Plaster absent.

**IX. REVIEW, DISCUSSION AND POSSIBLE ACCEPTANCE OF A RESIGNATION FROM THE BOARD OF DIRECTORS BY 300 TRACT DIRECTOR, PATRICIA PLASTER AND ADVERTISE TO FILL THE DIRECTOR VACANCY. *FOR POSSIBLE ACTION***

Director Plaster provided her letter of resignation effective February 26, 2020. Chair Park commended Member Plaster for her service.

No public comment was offered.

Vice Chair Hannum moved/Member Featherston seconded to accept the resignation from Patricia Plaster, 300 Tract Director, and initiate advertising for the position. Motion carried (6-0) Member Plaster absent.

**X. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM COOKS & COOKS TO PURCHASE A REACH IN FREEZER AND A REACH IN REFRIGERATOR. *FOR POSSIBLE ACTION***

Representatives from Cooks & Cooks were not present at the meeting. President Bahr stated that they were requesting an additional freezer and refrigerator.

Public Comment:

Randy Mauldin, Tract 300, inquired about locking mechanisms on their liquor closet.

Paddy Legarza, Tract 400, commented that even though they were not in attendance, it may be beneficial to listen to their proposal.

Chair Park moved/Member Young seconded to not consider the request from Cooks & Cooks to purchase a reach in freezer and reach in refrigerator. Motion carried (4-2-0) Vice Chair Hannum and Member Featherston against, Member Plaster absent.

**XI. 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 273 SPRINGFIELD PKWY (305-004-004) 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 September 2019. There has been no contact from the property owner. This item was on the February 11, 2020 COA agenda and the Committee voted to uphold the \$200 fine and refer the property to the Board of Directors for further action.

Animal Control Officer Leann Smith was present and stated that it is an on-going and repetitive issue at the property with dogs and other livestock running at large with the latest complaint coming on January 28, 2020.

Vice Chair Hannum moved/Member Featherston seconded to refer the property at 273 Springfield Pkwy to legal counsel and uphold the \$200 fine. Motion carried (6-0)  
Member Plaster absent.

**C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 371 SPRING VALLEY PKWY (201-004-020) 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. Contact was received from the property owner in July 2019, but the property remains out of compliance. This item was on the February 11, 2020 COA agenda and the Committee voted to uphold the \$200 fine and refer the property to the Board of Directors for further action.

Yolanda Perez, property owner, was present at the meeting and requested until August 2020 to clean up the property and have the vehicles removed.

Member Featherston moved/Vice Chair Hannum seconded to give the property at 371 Spring Valley Parkway until August 2020 to bring the property into compliance and uphold the \$200 fine. Motion carried (6-0), Member Plaster absent.

**D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 628 WESTBY DR (202-012-026) 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 had been no contact from the property owner until February 2020. This item was on the February 11, 2020 COA agenda and the Committee voted to uphold the \$200 fine and refer the property to the Board of Directors for further action. The property is now in compliance, so the suggestion would be to uphold the fine and refer the property back to the COA for closure.

Member Featherston moved/Chair Park seconded to refer the property at 628 Westby Drive back to the COA for closure and uphold the \$200 fine. Motion carried (6-0),  
Member Plaster absent.

**E. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 394 RAMAH PLAZA (202-029-023) 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. After initial contact with the property owner in July 2019, there has been no further contact. This item was on the February 11, 2020 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 394 Ramah Plaza to legal counsel for further action and uphold the \$200 fine. Motion carried (6-0), Member Plaster absent.

**F. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 700 SPRING VALLEY PKWY (202-009-068) 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 since May 2019. This item was on the February 11, 2020 COA agenda and the Committee voted to uphold the \$200 fine and refer the property to the Board of Directors for further action.

Vice Chair Hannum moved/Member Reed seconded to refer the property at 700 Spring Valley Pkwy to legal counsel for further action and uphold the \$200 fine. Motion carried (6-0), Member Plaster absent.

**G. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 388 DOVE CREEK PL (201-003-045) 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 January 2018. This item was on the BOD agenda in December 2018 and the Board voted to give the property owner additional time to clean up the property. There has been no further contact from the property owner.

Member Featherston moved/Member Reed seconded to refer the property at 388 Dove Creek Place to legal counsel for further action and uphold the \$200 fine. Motion carried (6-0), Member Plaster absent.

**XII. APPROVAL OF MINUTES:**

***FOR POSSIBLE ACTION***

**A. January 22, 2020 Regular Meeting Minutes**

Member Reed moved/Member Young seconded to approve the January 22, 2020 Regular Meeting Minutes. Motion carried (5-0-1), Member Plaster absent and Chair Park abstained.

**XIII. ACCEPT JANUARY 2020 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.**

***FOR POSSIBLE ACTION***

Member Popp moved/Member Reed seconded to accept the January 2020 Assessment and Legal Receivable Reports. Motion carried (6-0) Member Plaster absent.

**XIV. ACCEPT JANUARY 2020 FINANCIAL REPORTS.**

***FOR POSSIBLE ACTION***

Chair Park moved/Member Popp seconded to accept the January 2020 Financial Reports.  
Motion carried (6-0) Member Plaster absent.

**XV. MEETING SCHEDULE**

***NON-ACTION ITEM***

The next Regular Board of Directors meeting is scheduled for Wednesday, March 25, 2020 at 5:30pm

**XVI. 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 Aitor Narvaiza commented on hiring additional employees with two additional on patrol. Currently there are 152 inmates in the jail and commented on proposed resolutions regarding smoking and vaping.

**XVII. ADJOURNMENT**

The meeting adjourned at 7:19 p.m.