



Facilities:

Community Center: The Association offices received the temporary COA today, although because the phone lines were not run to give us enough capacity, we will not be moving for at least another month or two. I am very disappointed this was not figured out a few months back, or even years so that we would be able to move in. We will be giving all the lines available to Jermans and the Pro Shop so they are able to function since the golf season is coming up. Frontier noted when the ground is able to be worked on, they will dig and add more lines. We are also looking at a Grand Opening on April 8th from 11-2 pm so please mark your calendars.

Horse Palace Design Study Follow-up: The SCA held a HP meeting follow-up which included the notes below. We are currently in the research phase of understanding what types of flooring is needed and are sending samples out to test. The board at future meetings will need to decide on funds to designate for this improvement which will take many years to save for. I would like to first see the results of the Municipalities Study before we put this as an agenda item.

Comments Included:

- Concerts would be good; the concerns were for the surrounding neighborhood, since it has grown more, with regards to traffic, noise, and safety/security of neighborhood.
- No apparent desire for motorized sporting events due to vehicle exhaust, noise and safety/security of the surrounding neighborhood. People racing their motorcycles, etc. around the neighborhood and facility grounds.
- Many want more horse events like we had in past – however the footing in the arenas is not suitable for all types of horse events.
- Overnight facilities, add portable stalls/barns – there is not enough stalls with just the one barn we have. RV spots for overnight horse events.
- If we add overnight facilities, like more stalls and RV spots, expand the restrooms to accommodate outside and maybe include coin op or credit swipe showers.
- Perimeter security/fencing if considering overnight use.
- Indoor or covered warm up arena
- Many feel the roof being fixed is a main issue for the building otherwise all else is irrelevant
- More natural light
- Electrical/ADA code compliant
- Concern that multi-purpose use would overwhelm the intended equestrian use, home owner use cannot be affected.
- Can SCA get funds from mines like Newmont's Legacy Fund
- Would need secure access/cameras – these are ideas SCA already had
- Check out other event centers for ideas, Chowchilla, CA built a new 250x450 indoor arena and it was booked out by a motor sports event producer.
- Maybe bring in dog shows, sporting dog events
- 4H shows/events
- Poker Penning is a new horse event with growing popularity and big turnouts

Jessie then opened discussion to Operational Issues or Ideas:

- Magnetic HP Passes – so that riders could just stick their pass on the rail or a board at the gate and then security wouldn't have to ask each person for their pass (13 riders = 13 passes, etc.)
- Many would like a discounted FAMILY HP PASS (2 adults and up to 4 children for \$X), maybe a COUPLES pass
- Offer senior single and couples passes with a discount
- Make sure all gates in the HP and outdoor areas work properly, not dragging etc.
- Would like new roping chute(s), ideally two setups would be great, or a combination chute setup.
- Many volunteered their time to help with the repairs to keep cost down. Use the connections within this group of people to help fix things to save costs
- Handicapped access to bleachers is important
- Change the configuration on the stripping chute; it is a safety hazard for the riders in its current configuration especially the bow gates.
- Wash racks for horses with hot/cold taps
- Allow other nights of the week for "specified" use other than open riding, other clubs like barrel racers, jumpers, etc.
- Would like actual warm up areas, portable round pens – reconfigure the back pens in the HP to be more functional as warm up areas indoors.
- Compare facility rental prices with Elko – Elko Fairgrounds charges \$250 per event day and it includes groundwork, however this is an outdoor facility.
- Maybe have different facility rental prices for the dressage arena or the jumping arena outside.
- Better arena footing – investigate potential for synthetic footing or footing additives to help control dust and make it better for the horses
- Get a small water truck or an arena drag w/a water tank system on it.

Shooting Range: At the last shooting range meeting, drawings were approved by the group for upgrades. We will be submitting the grant this month and will wait to hear back on funding.

Below are the notes from the January meeting:

Staff in Attendance:

Jessie Bahr – President

Kristine Austin-Preston - Treasurer

Group Members:

Shaun Merrill

David Mackley

Ryan Payne

Michael Proctor

Mike Mitchel

Jack Riley

Suggestions & Discussion:

Model after the Elko County gun range as the SCA Shooting Range is insufficient with no long range available. Below are actionable items that were discussed and could be planned for implementation.

<i>Action Item</i>	<i>By Who</i>	<i>By When</i>
Modeled after the Elko County Gun Range – Provide different range areas for distances: Pistol Range 0-50 Yards Up to 100 Yards Up to 200 Yards Up to 300 Yards Up to 1000 Yards		
Provide covered pavilions over the shooting tables. <i>Get pricing for covers/pavilions similar to White Pine County</i> <i>Get pricing for pavilions similar to Elko County</i>	Shaun Merrill Mike Proctor	By Feb 15 th By Feb 15 th
Maintain weeds in the shooting range.	SCA	On-going
Plan for cows in the campground/rifle range.	SCA	
Replace shooting tables. <i>Get pricing and specifications for 6 shooting tables.</i> <i>Get pricing and specifications for pistol tables</i>	Mike Mitchell Shaun Merrill	By Feb 15 th By Feb 15 th
Provide cement around shooting tables – possibly make a gutter in front to catch shells.	SCA/Grant	
Tables provided behind shooting tables to stage other equipment/guns.	SCA/Grant	
Provide yardage markings.	SCA/Grant	
Provide crossing access over the gulley – culverts?	SCA/GRANT	
Provide backstops/berms at the target areas.	SCA/GRANT	
Provide permanent target stands.	SCA/GRANT	
Provide a bin for spent brass.	SCA/GRANT	
Provide more “rule” and “etiquette” signs.	SCA/GRANT	
Winter road maintenance to the Range.	SCA	
Provide a playground/recreation area for kids.	SCA/GRANT	Next Phase
Coordinate a volunteer day for groups.	SCA/Committee	
Provide an area for slightly used targets.	SCA/GRANT	
Road for handicap access to change targets.	SCA/GRANT	

Schuckmann’s Complex: The SCA will be meeting with a large, private foundation to review the possibility of funding updates at the Schuckmann’s Sports Complex next week. These could include lights, a concession stand with bathrooms, a football field, and updates to the grounds. The SCA will continue to meet with the youth sports organizations who use these facilities and continue planning. Once we understand what the foundation is interested in, we will develop a case statement, funding plan, and prospect list and move to a capital campaign with board approval.

Operations:

COA: There is still one vacancy on the COA, we have been saturating our Facebook page to try and draw interest, we have had no interest at this time.

COA reviewed the Business Permit application and Rule, it will be reviewed again at this month's COA meeting. Staff has provided research to determine how a new business will be processed, and how to determine if the business needs to pay a higher fee in successive years.

ATV/Vehicles Parked on Right of Ways Ticketing – D'Ann is creating duplicate tickets for Security to post on vehicles, they will be tear off forms, filled out identically, one half to post on the car the other half will be turned in to D'Ann. A procedure is also being written as to how the issues will be handled after initial ticketing.

The COA approved an amendment to the appeals process in the COA Rules and Regulations, the amendment was to include appeals on Nuisance Complaints, and Home Occupation requests, however COA Members raised concern over allowing a business or home occupation to ability to appeal a denied permit. D'Ann will be presenting researching on this at the February meeting.

The COA discussed the possibility setting a strict number on livestock per acre as with horses, and also the possibility of implementing a limit on the number of chickens etc., and only allowing roosters on larger acreage lots, there was concern raised regarding possible discrimination since there is already an example limit listed on the application. D'Ann has researched this and it is on the February meeting for review.

There will also be a suggested amendment at the February meeting to the Chickens/Ducks/Geese/Rabbits rule to include a specification of what is allowed for chicken coop construction, recent issues have come up with regards to repurposed items used as coops.

Vacant lots - D'Ann will be bringing research to the COA at the February meeting regarding fire breaks/de-brushing vacant lots. This research can be forwarded to the BOD if so desired.

Culvert/Ditch standards – in light of recent concerns over proper culvert installation and drainage in the association, D'Ann is going to be working with the Road Supervisor to put together a guideline/standards plan for homeowners and contractors as to how to properly place a culvert and how deep a drainage ditch should be in order to work as it is intended. This project will be taking a little precedence at this time due to the current issues of flooding in many areas of the SCA. We would like to get a plan in place for late Spring early Summer so Roads can begin checking SCA culverts and ditches that we maintain for proper flow capacity, as well as be able to get the word out to homeowners about what they can do in their ditch since it is the homeowner's responsibility to maintain the front easement/ditch area.

SmartWebs reports will continue to be provided for COA and BOD. The new violation program is working out very well, D'Ann is in the process of shoring up the reviews of properties in violation and has provided Security staff forms to use so when they are out and about they can check properties for her as well. The majority of what has been brought back are pushing snow issues. D'Ann will be spending a lot more time in the field beginning the end of February surveying properties since the snow is melted. This will help get a jump on the spring season and really start making good progress!

D'Ann will provide a weekly report of properties that have been reviewed at her One on One meetings with Jessie. She will be going street by street beginning again in Vista Grande and working back to Palace Heights. The goal will be to hit at least 10 roads per day. The COA Members will also be doing their tract surveys beginning in March with a deadline to be completed/turned in by June 1.

Roads and Maintenance: Snow removal has been a larger task than most years in the Association. We have continued removing snow, sanding and widening the roads almost every day since Christmas. We will continue

to review improvements to the planning and execution of snow removal. Items to review include staffing issues, getting to the “pies” in the roads and cul-de-sacs, equipment used is outdated, missing roads, what to do about bad corners and hills, use of other chemicals, cleaning up after snow, and reviewing the science behind snow removal. We have set up a meeting with the state to review their policies, procedures, equipment and best practices. Flooding is currently a large issue with all of the snow. During the Spring and Summer, we will need to implement a ditch maintenance plan and drainage plan in preparation for next year. We are also working on reviewing our roads with an asphalt consultant and get a pavement management plan in place for the Association.

Animal Control: The SCA has met with the City of Elko and Elko County Sheriff to review their animal control plans as well as see what Elko County can do for animal control in the SCA. Sheriff Pitts has provided a proposal regarding costs for this position and is noted below from his email. We would like to first present a plan to the County and ask them for funding. If no funding is provided, we would approach the board for a vote. Katie and Sheriff Pitts are working on a contract to present to the County and we will move forward from there.

Sheriff Pitts Email: Here is the cost break down of an animal control officer this chart shows the starting pay as a step one. (chart attached) There is ten steps in our pay scale over ten years. The Sheriff’s office will provide a vehicle which will be an old canine vehicle until we can budget a new animal control vehicle at \$45,000 by the time we outfit with an animal control box on the back. We will provide the radios both one in the vehicle and a hand held one for them to carry while on duty at a cost of \$10,000. We will also pay the annual fee for dispatch and to the state for the radio (to be on the system) dispatch fees \$8,232.50 and \$395 per radio or \$790 a year to the state. The annual fuel bill for our one animal control officer is approximately \$4,000 and year. We would also cover the auto insurance which I don’t have the cost but it should not be much.

Weed Management: The SCA recently meet with a few agencies to review the weeds concern not only in Spring Creek but in the County. NDOW will be providing us specific information on weed control measures, timing, and amounts so we can get a handle over the next few years on weeds.

Here is the link if you would like to review the presentation:

[https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/45096/Noxious Weeds Presentation to County Commissioners - January 2017.pdf](https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/45096/Noxious%20Weeds%20Presentation%20to%20County%20Commissioners%20-%20January%202017.pdf)

Municipalities Study: Hansford Consulting has been working with Association staff to move forward with the Municipalities Study. We have set up a meeting with Hansford and the board for the special meeting on February 25th from 9-12 to review initial findings. My hope is to have a question during the election ballot regarding the change in designation if this is what the board decides to do.

Water Issues:

Water Meter Reading: Yesterday, the Public Utilities Commission of Nevada Commissioners reviewed the water meter reading issue as the Commission meeting. General Counsel’s memo was approved by the Commission and the issue will be set for further proceedings so the Commission can dive deeper into this issue. No late fees, the company must defer from collecting any of the amounts in dispute. General Counsel also proposed that the company notify all customers, not in a bill stuffer but actually notify, that this proceedings is happening. –that was included in the memo and approved by the Commission.

The Chairman expressed great concern about Nevadans being affected by these high bills. He said he realizes this eats into people’s family budget. He was very concerned that the public interest is protected and wants to get to the facts to ensure there is resolution for our Association members and make sure this does not happen again.

I would direct everyone to get on the service list for the docket # 16-12006. You will be notified on anything gets filed into it.

You can listen to the Commission meeting by clicking this link:

<http://pucweb1.state.nv.us/puc2/CommissionInfo.aspx> . Then select 'view' next to 'audio recording of agenda meeting'. It should come up on windows media player and you'll be able to skip over beginning parts. You can listen to this agenda item at about 1 Hour and 12 Minutes.

It is encouraging to know that the Bureau of Consumer Protection, the PUCN regulatory staff and the Commission are taking this serious and listening to the property owner voices.

Agenda Item: <http://pucweb1.state.nv.us/PDF/AXImages/Agendas/02-17/6833.pdf> ; Item 5B

Water AB #109: There was a problem with the original drafter of the language leaving the Legislative Council Bureau as he was working on our bill draft. He submitted this unfinished draft for a floor reading and it was sent on to the committee of Commerce and Labor (C&L). I have contacted the chair of C&L and she has reassured me that we can amend the bill before its first hearing in C&L. I have worked with Senator Goicoechea and will continue to do so until the amended language is exactly what we need. A side bar conversation has also begun. Utilities inc has filed for a rate change at their Nye County facility. Their representative James Oscarson has asked if they could maybe be included in our scope of work. I am set to talk with him tomorrow and will update you all after that talk. At first glance I would probably tell them no because we don't want this bill becoming too large or getting away from us.

Board Openings:

There will be three Spring Creek Association Board of Director Vacancies coming open this June. These three positions are at-large positions with four year terms which means any Spring Creek Association member in good standing can be appointed from any tract. Below you will find additional information on filing, open meeting, law, and general responsibilities. Commitment wise, meetings of the Board are held once a month on the 4th Wednesday of every month starting at 5:30 pm.

Applying: Spring Creek Association Property Owners can apply for a Board of Director position from February 1, 2017 at 8:00 am through March 31, 2017 by 4:59 pm by submitting the Board Interest Form at the Association offices.

Running Campaign: As noted below, each person wishing to run for the board can campaign by using avenues such as social media, flier on doors, booths at events etc. at their own expense. The Association will hold community meetings in which the candidates can express their desire to be on the board and answer any questions from the public.

Open Meeting Law: A unique aspect of our Association is that we are subject to Open Meeting Law which many Counties and Cities follow. Many homeowners associations are not subject to this. You can find additional information regarding Open Meeting Law here: http://ag.nv.gov/About/Governmental_Affairs/OML/

Information On Board Member Openings: 5.3.b. Candidates: The announcement of the results for the election of Directors will occur on the day of the annual meeting (which will be held in June of 2017). Each candidate must be an eligible member of the Association as defined in Article III of the Bylaws. Board members must remain current on property owner assessments and in compliance with the Declaration of Reservations for the Association to serve on the Board of Directors. No member may be placed on the ballot for election to the Board unless the member's assessments are current and the member is in compliance with the Declaration of Reservations for the Association. The Association's Committee of Architecture shall decide, and their decision

shall be final, any questions which arise as to whether a candidate is in compliance with the Declaration of Reservations, subject to any right to appeal said decision to the Board of Directors. Any property owner wishing to run for the Board of Directors of the Spring Creek Association shall file his or her name with the Corporate Secretary of the Association during regular business hours, between February first and March thirty-first of the election year. If February first or March thirty-first should fall on a weekend or a Nevada Statutory holiday, filing of candidates will be extended to the following business day. The Secretary of the Association will identify the candidate and verify his/her eligibility pursuant to this Article and Article III of the Bylaws. No other names will appear on the ballot. There shall be no write-in candidates. Each candidate will be responsible for his/her own campaign with no expense to the Association. If only one (1) qualified nomination is made for a vacant position, such nominee shall automatically be deemed and declared elected, and balloting shall be dispensed with in respect to that particular vacancy.

2017 Focus Areas

Although this is not an all-inclusive list, below are some of the key initiatives we will be tackling this upcoming year:

Roads: Association roads, like many other areas in our HOA, have had years of deferred maintenance which is why we are in need of repairing so many over the next few years. Additional patch and shoulder work is needed on most roads as well as chip-sealing many of the roads and paving mailbox areas.

Water: The Association is pursuing legislative changes in regards to water and has set aside funds to see this through as well as any other water related issues we may need to pursue on behalf of our residents including a possible rate increase hearing.

Geese: We have over 500 resident geese at the Marina which are causing many issues for our members. We are working on a plan with USDA, NDOW, and other local agencies to humanely remove some of the population.

Amenities: Like the roads, many amenities are in a state of disrepair. We are receiving input from the amenity users and will be updating facilities although most will need to be in phases and funds saved up.

Animal Control: A large issue for many is animal control and specifically dogs. We are working on a plan to implement specific animal control measures in the Association to help alleviate these continued issues.

Weeds: Noxious weeds are very prevalent in the Association and need to be controlled. Many local agencies have come together to attack this problem County wide including the Association.

Capital Reserves: Implementation of a strong capital reserve program will help us be on top of repairs and additions for years to come instead of being in a state of crisis when a large issue presents itself.

Rodeo

We have been running a ranch style rodeo for many years in the association with declining numbers and attendance. This year I would like to change it up and have a family style rodeo instead (seems to be the way of rodeos) and our new rodeo producer will be V-L productions. We will be holding it a little later on April 29th as well. We would like to rebrand this as the 1st Annual Spring Creek Association Family Rodeo as well. If you have any objections to this, please let me know.

Events:

1st Annual Family Rodeo: April 29th @ Horse Palace

FCC Grand Opening: April 8th 11-2 @ FCC

Take Pride Day: April 22nd @ Fairway Community Center

Take a Kid Fishing: May 13th @ Spring Creek Marina
Annual Meeting: June 17th @ Fairway Community Center
Freedom Festival 4th of July Event: July 4th @ Spring Creek Marina
Trunk or Treat: October 31st @ Spring Creek Marina

Respectfully Submitted,

Jessie Bahr, Spring Creek Association President/ General Manager