



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

The Spring Creek Association Board of Directors will hold their Regular Meeting Wednesday, July 28, 2021 at the Spring Creek Association Office, 401 Fairway Blvd, 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 Directors.

This notice is to be posted at the following places no later than July 23, 2021:

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

**COVID-19 RESTRICTIONS:**

SEATING MAY BE LIMITED TO THOSE APPEARING IN PERSON DEPENDING UPON ANY NEVADA GOVERNOR DIRECTIVES IN PLACE AT THE TIME OF THE MEETING. THE PUBLIC IS INVITED TO CALL IN AS FOLLOWS:


**The meeting can be accessed by phone by calling:**

**Number: [1-699-900-6833](tel:1-699-900-6833), Meeting ID: [860 1256 1332](tel:860-1256-1332), Passcode: [606748](tel:606748)  
[1-346-248-7799](tel:1-346-248-7799)**

**Or by submitting an e-mail to: [scatreas@springcreeknv.org](mailto:scatreas@springcreeknv.org) by July 23, 2021.**

**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 401 Fairway Blvd, Spring Creek, Nevada 89815 or by calling (775) 753-6295 at least 48 hours prior to the scheduled meeting.

  
Kristine Austin-Preston  
Corporate Secretary/Treasurer  
July 22, 2021

**SPRING CREEK ASSOCIATION BOARD OF DIRECTORS  
REGULAR MEETING  
WEDNESDAY, JULY 28, 2021 AT 5:30 P.M., P.S.T.  
AT THE SPRING CREEK ASSOCIATION OFFICE  
401 FAIRWAY BLVD, SPRING CREEK, NEVADA  
AGENDA**

**Board of Directors**

**Tract**

**Josh Park-(100) – Chairperson, Karl Young - (200)**

**Randy Mauldin-(300), John Featherston-(400)**

**At-Large**

**Tom Hannum, Molly Popp, Jake Reed**

**CALL TO ORDER**

**ROLL CALL**

**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.
- II. UPDATE FROM CC COMMUNICATIONS REGARDING BROADBAND SERVICES IN SPRING CREEK.** ***NON-ACTION ITEM***
- III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A USAGE AGREEMENT WITH CC COMMUNICATIONS FOR A 10' X 10' AREA ON PARCEL 045-038-015 (VISTA GRANDE PARK – 444 BRENT DRIVE) TO PLACE A CABINET IN A FENCED AREA WITH A CONCRETE PAD.** ***FOR POSSIBLE ACTION***
- IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO DECREASE THE LISTING PRICE FOR THE OLD ADMINISTRATION BUILDING AT 451 SPRING CREEK PARKWAY.** ***FOR POSSIBLE ACTION***
- V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE PURCHASE OF A GREENS MOWER USING THE GOLF CAPITAL RESERVE FUNDS.** ***FOR POSSIBLE ACTION***

- VI. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING GREAT BASIN WATER'S REQUIREMENT TO COMPLETE A COST-OF-SERVICE STUDY ORDERED BY THE PUCN.**  
*FOR POSSIBLE ACTION*
- VII. REVIEW AND DISCUSSION OF THE ANIMAL CONTROL POSITION AND UPDATES FROM THE ELKO COUNTY SHERIFF.**  
*NON-ACTION ITEM*
- VIII. REVIEW, DISCUSSION AND POSSIBLE APPROVAL TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH ELKO COUNTY DESIGNATING THE HORSE PALACE AS AN EVACUATION SITE IN THE EVENT OF AN EMERGENCY.**  
*FOR POSSIBLE ACTION*
- IX. REVIEW, DISCUSSION AND POSSIBLE ACTION TO AMEND THE SPRING CREEK BOARD OF DIRECTORS' PROCEDURE FOR DEALING WITH APPEALS OF THE COMMITTEE OF ARCHITECTURE DECISIONS.**  
*FOR POSSIBLE ACTION*
- X. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM STEPHANIE LICHT TO SUBMIT A LETTER OF SUPPORT, A FORMAL RESOLUTION, OR BOTH, BACKING THE ELKO COUNTY SCHOOL BOARD OF TRUSTEES (ECSB) JUNE LETTER TO GOVERNOR SISOLAK REQUESTING MORE LOCAL CONTROL OVER COVID MITIGATION EFFORTS IN THE ELKO COUNTY SCHOOL DISTRICT.**  
*FOR POSSIBLE ACTION*
- XI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE ADDITIONAL FUNDING RELATING TO THE MARINA WATER QUALITY PLAN FOR PERMITTING REQUIREMENTS TO DREDGE THE MARINA.**  
*FOR POSSIBLE ACTION*
- XII. ELECTION OF BOARD OFFICERS FOR THE JULY 2021-JUNE 2022 TERM:**
- A. Acceptance of nominations and election of a Director to serve as the Chairperson of the Board of Directors.**
  - B. Acceptance of nominations and election of a Director to serve as the Vice-Chairperson of the Board of Directors.**
- FOR POSSIBLE ACTION*
- XIII. DISCUSSION AND POSSIBLE ACTION TO APPROVE SIGNATURE AUTHORITY TO THE ELECTED 2021-2022 CHAIRPERSON AND VICE-CHAIRPERSON AND TO REMOVE SIGNATURE AUTHORITY FOR THE 2020-2021 CHAIRPERSON AND VICE-CHAIRPERSON FOR SCA ACCOUNTS AT NEVADA STATE BANK, MORGAN STANLEY/SMITH BARNEY, ELKO FEDERAL CREDIT UNION AND US BANK.**  
*FOR POSSIBLE ACTION*
- XIV. COMMITTEE OF ARCHITECTURE**
- A. REPORTS**  
*NON-ACTION ITEM*
  - B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 852 SPRING VALLEY PKWY (202-018-100) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**  
*FOR POSSIBLE ACTION*
  - C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 285 KNOX DR (202-026-009) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**  
*FOR POSSIBLE ACTION*
  - D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 505 LYNX DR (202-018-059) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**  
*FOR POSSIBLE ACTION*

**E. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 615 HAYLAND DR (202-009-040) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.**

***FOR POSSIBLE ACTION***

**XV. APPROVAL OF MINUTES:**

***FOR POSSIBLE ACTION***

- A. May 26, 2021 Regular Meeting Minutes
- B. June 19, 2021 Annual Property Owner Meeting Minutes

**XVI. ACCEPT MAY AND JUNE 2021 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.**

***FOR POSSIBLE ACTION***

**XVII. ACCEPT MAY AND JUNE 2021 FINANCIAL REPORTS.**

***FOR POSSIBLE ACTION***

**XVIII. MEETING SCHEDULE**

***NON-ACTION ITEM***

The next Board of Directors meeting is scheduled for August 25, 2021 at 5:30pm.

**XIX. 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.

**XX. ADJOURNMENT**

**NOTICE TO PERSONS WITH DISABILITIES**

Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the Board of Directors in writing at: 401 Fairway Blvd; Spring Creek, NV 89815, e-mail [scatreas@springcreeknv.org](mailto:scatreas@springcreeknv.org), or by calling (775) 753-6295.

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 July 28, 2021 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, 401 Fairway Blvd,  
Spring Creek, NV 89815  
Date: 7-22-21 Time: 3:40pm
2. Khoury's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815  
Date: 7-22-21 Time: 4:10pm
3. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV  
89815  
Date: 7-22-21 Time: 4:25pm
4. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815  
Date: 7-22-21 Time: 3:55pm

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

DATED this 22 day of July, 2021.

By Kristen Auster Packer  
Name: Kristen Auster Packer  
Title: Corp Secretary