



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Board of Directors
Wednesday, April 22, 2020, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

The meeting was held telephonically through Zoom.com due to the COVID-19 Pandemic

PRESENT: Chair Josh Park (Tract 100), Karl Young (Tract 200), Randy Mauldin (Tract 300) and John Featherston (Tract 400)

At-Large Members: Vice Chair Tom Hannum, Molly Popp, Jake Reed

ABSENT: None

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 telephonically 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 THE SCA EMERGENCY ACTION PLAN, UPDATES ON AMENITY CLOSURES, AND UPDATES ON EVENT POSTPONEMENTS. *FOR POSSIBLE ACTION*

President Bahr provided updates regarding the SCA Emergency Action Plan and the status of each amenity; whether open or closed. Vice-President Kerr provided updates regarding the phased reopening of the state focused on a downward trajectory of cases and hospitalizations stating phase 1 would be May or June.

No public comment was received.

No action was taken.

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER REFUNDS FOR ANNUAL PASS HOLDERS AT THE GOLF COURSE. *FOR POSSIBLE ACTION*

The Governor of Nevada Directive 013 provided guidance on closing golf facilities on April 8, 2020. Staff proposed the option to provide refunds to golf season pass holders if the course remains closed after April 30th.

Chair Park agreed refunds would make sense if the closure were to continue and suggested once it opens to make it pay by round rather than pass play.

Member Young mentioned we should work with the pass holders and do refunds on a pro-rated based.

Member Featherston agreed a pro-rated refund against an average season for the amount of the shut-down made sense.

Member Mauldin agreed with a pro-rated refund and proposed a discounted rate for those that would purchase a pass later.

No Public Comment was received.

Further discussion on whether the Board could offer discounted pass rates was clarified by Attorney McConnell that it could not be considered on this agenda item, but the Board could provide staff direction to have the item on a subsequent agenda.

Member Featherston moved/Member Reed seconded that refunds for season passes equal to the regular season cost per month prorated back to the original purchaser for the period closed. Motion carried (7-0)

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A PROPOSAL TO INSTALL A 200 AMP PEDESTAL AT ROAD SHOP TO DISTRIBUTE POWER TO THE TRUCK RACK. *FOR POSSIBLE ACTION*

President Bahr provide information on the need for a new 200 amp pedestal at the Equipment Maintenance shop to accommodate the new plow trucks and Durapatcher. When all items are plugged in, it will often trip the power. We received quotes from Ellison Electric and Sabala Electric.

Vice-Chair Hannum discussed that trenching was not on both quotes.

No public comment was received.

Vice-Chair Hannum moved/Member Featherston seconded to approve the quote from Ellison Electric for a 200 amp pedestal at the Road shop for \$7900. Motion carried (7-0)

V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A TIERED SYSTEM FOR RIGHT OF WAY PERMITS. *FOR POSSIBLE ACTION*

President Bahr introduced the agenda item stating the right of way system currently in place does not consider larger projects. We provide pre and post inspections and we do not want those costs to fall onto the property owner, so we would like to consider a tiered system.

Vice-Chair Hannum provided information that our current permit is for single service connections such as internet, power or water. A Level 2 permit would encompass multiple streets under 1 permit and possible multiple bore holes.

Member Mauldin inquired how this would compare to the County.

Vice-Chair Hannum explained that the process proposed was modeled after the County, but they do not do any inspections and still charge a fee. The City of Elko is \$100 per individual cut. He stated with our inspections, we ensured that the contractor rebuilds the ditch and is much more involved than the County.

No public comment was received.

Member Reed moved/Member Featherston seconded to approve the tiered system for Right of Way permits as presented. Motion carried (6-0-1) Vice-Chair Hannum abstained

VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO SET THE TIME AND LOCATION FOR THE 2020 ANNUAL PROPERTY OWNER MEETING. *FOR POSSIBLE ACTION*

President Bahr introduced the item stating the Board needed to set the time and location for the Annual Meeting. Per the By-Laws, the Annual meeting is held on the 3rd Saturday in June. She requested the Board set the barbeque at 11am and 12pm meeting on June 20th at the Fairway Community Center. We are in the process of finalizing the letter, the Horse Palace survey and COVID-19 for the mailing.

Attorney McConnell provided clarification that because of the Emergency Declarations, it could allow us to change or postpone the meeting if required to do so.

Member Popp cautioned the Board regarding how we should handle the letter and the meeting regarding the perception of members as at this time we could not hold a community event.

It was clarified that the letter includes information for a Zoom meeting should that be required rather than an in person meeting.

Member Popp moved/Member Mauldin seconded to set the time and location of the Annual barbeque and member meeting on June 20th, 11am barbeque with the meeting to follow at 12pm at the Fairway Community Center. Motion carried (7-0).

VII. COMMITTEE OF ARCHITECTURE

A. REPORTS

NON-ACTION ITEM

The COA reports were provided in the Board packet for review.

B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REFER COA VIOLATION AT 579 BRENT DR (202-018-096) TO LEGAL COUNSEL FOR FURTHER ACTION AND OR OTHER ACTION CONSISTENT WITH COA RULES.

FOR POSSIBLE ACTION

Treasurer Austin-Preston stated the property owner has been in violation since October 2018. There has been no contact from the property owner. This item was on the April 14, 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 Featherston moved/Member Popp seconded to refer the property at 579 Brent Dr to legal counsel and uphold the \$200 fine. Motion carried (6-0-1). Member Reed Abstained.

VIII. APPROVAL OF MINUTES:

FOR POSSIBLE ACTION

A. March 25, 2020 Regular Meeting Minutes

Vice-Chair Hannum moved/Member Reed seconded to approve the March 25, 2020 Regular Meeting Minutes. Motion carried (7-0).

IX. ACCEPT MARCH 2020 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.

FOR POSSIBLE ACTION

Member Featherston moved/Member Popp seconded to accept the March 2020 Assessment and Legal Receivable Reports. Motion carried (7-0).

X. ACCEPT MARCH 2020 FINANCIAL REPORTS.

FOR POSSIBLE ACTION

The inventory report for the Golf Course Pro Shop was provided to the Board for the review and discussion. It was discussed that Golf Pro Rick Longhurst may be requested at a future Board meeting to discuss the inventory and sales for the Pro Shop

Member Young moved/Member Featherston seconded to accept the March 2020 Financial Reports. Motion carried (7-0).

XI. MEETING SCHEDULE

NON-ACTION ITEM

The next Regular Board of Directors meeting is scheduled for Wednesday, May 27, 2020 at 5:30pm. The meeting may be held telephonically.

XII. PUBLIC COMMENT

ACTION SHALL NOT BE TAKEN

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Member Featherston asked staff for a cost analysis that Spring Creek pays in dues for an average assessed value home.

Attorney McConnell provided information on the Paycheck Protection Plan provided for in the CARES Act. SCA was not eligible previously as they are a 501c(4), but may be included in the next round of funding and suggests applying for the loan. As the loan would not be encumbered by property, it would not require a vote of the members. It would come back before the Board for approval.

XIII. ADJOURNMENT

The meeting adjourned at 6:34p.m.