



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

Spring Creek Association ("SCA") Board of Directors
Saturday, June 20, 2020, 11:45 AM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Randy Mauldin (Tract 300) and John Featherston (Tract 400)
At-Large Members: Vice Chair Tom Hannum, Jake Reed

ABSENT: Chair Josh Park (Tract 100), Molly Popp, Karl Young – Member Young entered at 12:07pm

CORPORATE OFFICERS PRESENT: SCA President Bahr, SCA Treasurer Austin-Preston

CORPORATE ATTORNEY: None

CALL TO ORDER: Vice-Chair Hannum called the meeting to order at 11:45 AM.

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.

Charlie Ekburg, Tract 200, commented on the noise, dust, and excessive use of ATV's. He requested the Board's help to alleviate the issue.

President Bahr stated that she would address the issue with the Sheriff.

Jerry Aslet complimented SCA overall and inquired whether SCA had considered using a private contractor to do road maintenance. He also commented on motion lights at his neighbors. Vice-Chair Hannum discussed the road maintenance procedures and suggested he discuss the light issues with his neighbor.

- II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO AMEND THE CONTRACT WITH TARYN AND MIKE HARP, CARRY ON WITH STYLE, TO PROVIDE FOR A 5 YEAR INITIAL LEASE AND POSSIBLE EXTENSION OF OPENING DATE. *FOR POSSIBLE ACTION***
Taryn & Mike Harp were present and requested an extension to their contract for the lease and opening date. They would like to move the opening date from December 2020 to February 2021 to help consider the time needed for licensing once construction is complete. The Harp's had agreed to put in at least \$100,000 worth of improvements into the building and currently their quote is approximately \$224,000 with ADA, HVAC, and other improvements. They are requesting an additional 3 years for the rent abatement.

Further issues were discussed concerning the possible water heater replacement and backflow preventer. Staff will work with the Harp's regarding these issues.

Florence Ferriman – Tract 400 requested to know what it would be become. It was clarified that it will be a salon, spa, and barbershop.

Vice-Chair Hannum provided information on permitting timelines.

Member Featherston moved/Member Reed seconded to revise the contract with Taryn and Mike Harp and extend the abatement for 6 years and rewrite the open date to be April 1, 2021. Motion carried (5-0) Chair Park and Member Popp absent.

- III. 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.

Jerry Aslett, Tract 100, commented on card systems for the amenities. Vice-Chair Hannum provided information on the new approved system.

IV. ADJOURNMENT

The meeting adjourned at 12:18 p.m.