



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

Spring Creek Association ("SCA") Board of Directors  
Wednesday, May 26, 2021, 5:30 PM, PST  
Fairway Community Center Meeting Room  
401 Fairway Blvd, Spring Creek, Nevada

The meeting was held in person and 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 and Jake Reed present via phone until 5:37pm

**ABSENT:** Molly Popp (At-Large) – entered the meeting at 5:33pm

**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 both in person and 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 AND DISCUSSION OF A PRESENTATION ON THE COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY FOR ELKO COUNTY AND THE COMMUNITIES OF JACKPOT, SPRING CREEK, AND THE CITY OF ELKO. NON-ACTION ITEM**

Sheldon Mudd, NNRDA, and Dr Fred Steinmann, UNR College of Business Assistant Research Professor, were present and provided a PowerPoint of the Comprehensive Economic Development Strategy for Elko County and the communities of Jackpot, Spring Creek, and the City of Elko.

With a current plan in place, to align with the State's economic development plan, makes federal funding available.

Member Young requested information on assistance programs and Vice-Chair Hannum discussed infrastructure items such as broadband and water issues.

Chair Park asked whether there were any SCA representatives present and would like to increase participation in the Spring Creek Plan.

Public Comment:

Pat Whitson, Tract 400) discussed non-profit issues.

Member Featherston requested information on whether grant monies may have been missed.

No action was taken.

**III. REVIEW AND DISCUSSION OF THE ANIMAL CONTROL UPDATES FROM THE ELKO COUNTY SHERIFF. NON-ACTION ITEM**

Doug Fisher was present from the Sheriff's office and discussed the statistics for the Animal Control office and the 9 calls that were responded to outside of SCA boundaries.

Member Mauldin requested information on how to make a complaint on a barking dog. It was advised to record the issue, file a complaint, and the Sheriff could visit and possibly write a ticket for the complaint and submit charges to be filed.

No public comment was received.

No action was taken.

**IV. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING THE YEARLY RYAN RANCH PASTURE PLAN BY JESS JONES. FOR POSSIBLE ACTION**

President Bahr introduced the item stating that the lease requires that a plan be submitted to the Board by June 1<sup>st</sup> of each year.

Member Featherston stated that the plan should include additional details with photos and costs.

Chair Park stated that the plan is simple and satisfies the requirements of the lease.

Member Popp stated that the plan outlines his purpose of leasing the property.

No public comment was received.

Vice-Chair Hannum moved/Member Popp seconded to approve the yearly Ryan Ranch pasture plan by Jess Jones. Motion carried (6-0), Member Reed absent.

**V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST FROM SPRING CREEK JUNIOR FOOTBALL TO ALLOW DRY RV CAMPING AT SCHUCKMANN'S SPORTS COMPLEX FOR A TOURNAMENT AUGUST 13-15, 2021. FOR POSSIBLE ACTION**

Pat Whitson was present from Spring Creek Junior Football and was requesting the Board allow dry RV camping at Schuckmann's Sport Complex. They plan to bring in additional porta toilets and would require reservations for accountability. They are predicting 48 teams and up to 900 players.

Chair Park asked whether there would be assigned spots for accountability and that they should use barricades to block the RV area off and do registration.

Member Popp suggested painting lines for the spots and requiring calling in advance to register for the spots.

Vice-Chair Hannum also suggested requiring waivers.

Mr. Whitson stated that they could add the waiver into their registration.

Member Mauldin questioned whether it was legal with the health department to allow the use. It was discussed that SCA is a private entity and as long as there was no dumping allowed. Alcohol use was also discussed that it should be within the camper and that there should be quiet hours enforced.

Parking issues were discussed, and it was explained that there would also be games in Elko and that should not be an issue.

No public comment was received.

Member Young moved/Vice-Chair Hannum seconded to allow dry RV camping at Schuckmann's Sports Complex for the Spring Creek Junior Football tournament August 13-15, 2021. Motion Carried (6-0), Member Reed absent.

**VI. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE ADDITIONAL BOUNDARY FENCING AT TRAP & SKEET FOR INCREASED SAFETY. FOR POSSIBLE ACTION**

President Bahr introduced the item with VP Kerr and Vice-Chair Hannum providing information on the specifics requested through the request for quote. Quotes were received from Gold

Standard Fence, T&R Tractor, Lamoille Fencing, and J&S Fencing for 48" and 60" fencing options.

Rob Reynolds, T&R Tractor, was present and suggested that the Board choose a no-climb option and protect the top of the fence with a top rail.

Vice-Chair Hannum explained that the fence would provide additional safety for the Trap & Skeet and sports fields and does not need to be a permanent fence.

It was discussed that a 60" no climb fence would be the best option.

Member Featherston moved/Member Young seconded to accept the quote from Lamoille Fencing for the 60" no-climb horse fence for the boundary of Trap & Skeet for \$12,140.00. Motion carried (6-0), Member Reed absent.

**VII. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING AMENITY USE RATES AND OTHER FEE STRUCTURES FOR SCA. FOR POSSIBLE ACTION**

VP Kerr presented the Board with proposed Amenity use rates. Current rates and newly proposed rates were presented for the Board with comparisons to similar areas within the city and county.

Costs for the gate access cards were proposed at \$10 for additional or replacement cards for both property owners and renters. Renters would still be required to renew their cards quarterly.

The current non-property owner day use rates were provided that were approved in September of 2020, and newly proposed non-property owner daily pass was proposed at \$10 per day. The Board requested changing it to \$20 per day per person. This would include the non-property owner receiving a gate code for the day.

The Campground rates were proposed to be changed from \$10 per person per day to \$25 per day per campsite. Trailhead parking was added at \$25 per vehicle per day. The gate at the campground that currently requires a hard key to access is planned to be removed.

The Fairway Community Center rates were proposed for non-property owners for weekday breakfast/luncheon events from \$75 to \$100 and weekend events from \$100 to \$125. Weekday evening events were proposed to go from \$125 to \$150 and weekend evening events were proposed to go from \$175 to \$200. All events are in 4-hour increments. No changes were proposed for property owners.

The Marina table rentals were proposed for property owners to go from \$20 per table to \$25 per table. Non-Property owner rates were proposed to go from \$40 per table to \$50 per table. The large grass area and large field parking area for property owners was proposed to go from \$125 to \$150 and for non-property owners to go from \$300 to \$500. All events or rentals are in 4-hour increments.

Field rental fees were newly proposed for all sports fields as follows:

Field	Property Owner	Non-Property Owner
Schuckmann's Baseball/Softball	\$100 single field	\$200 single field
	\$80 multiple field rental	\$160 multiple field rental
Firehouse Field	\$100	\$200
Lights	\$35 per hour	\$35 per hour
Marina Field	\$50	\$100
Vista Grande Field	\$50	\$100
Schuckmann's Soccer (9 fields)	\$80 per field	\$160 per field
	\$720 entire fenced area	\$1440 entire fenced area
Schuckmann's Football Fields (2)	\$80 per field	\$160 per field

Vista Grande Park table rentals for property owners would remain at \$10 per table and for non-property owners were proposed to go from \$20 to \$25 per table per 4 hour increment.

The cleaning/group deposits were increased for property owners and non-property owners as follows for all amenities:

	Property Owner	Non-Property Owner
<50 people:	\$100	\$150
50-149 people	\$150	\$200
150+ people	\$250	\$300

The following would also be required:

Events/Teams would be required to fill out a field liability usage form.

Must provide porta-potty facility at their own expense at SCA discretion.

Must provide dumpster and extra trash cans with liners at SCA discretion.

Must pick up trash in all areas.

RV Parking may be allowed at SCA discretion, no RV dumping allowed at any property.

No public comment was received.

Member Popp moved/Member Featherston seconded to approve the fees as presented with the changes proposed by the Board. Motion carried (6-0), Member Reed absent.

### **VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER PURCHASING CHIP ROCK FOR THE 2021 ROAD PROJECT. FOR POSSIBLE ACTION**

Vice-Chair Hannum provided additional specifications and conditions to the request for quote sent to Vega Construction, Modern Concrete, Silver State Rock Products, Ruby Mountain Sand & Gravel and Staker Parsons. Quotes were received from Vega Construction, Modern Concrete, and Silver State Rock Products.

Vice-Chair Hannum provided the specifications and stated that they would all meet our expectations.

Public Comment:

Elex Vavrck, Tract 100, stated that last year's chip quality was poor.

Vice-Chair Hannum moved/Member Featherston seconded to approve the quote from Silver State Rock for 7700 tons of chip rock for \$146,300. Motion carried (6-0), Member Reed absent.

**IX. REVIEW, DISCUSSION, SECOND READING AND POSSIBLE APPROVAL OF AN AMENDMENT TO SCA BYLAW 5.4, REGULAR MEETINGS, TO CHANGE WHEN THE BOARD DETERMINES THE MEETING SCHEDULE FOR EACH YEAR.**

**PROPOSED LANGUAGES IS AS FOLLOWS:**

Section 5.4. Regular Meetings. The regular monthly meeting dates of the Board of Directors shall be set at ~~a regular or special the regular Board Meeting in June of each year.~~Board of Directors meeting held in December of each year. The Board of Directors may provide, by resolution, the time and place, within the County of Elko, State of Nevada, for the holding of additional regular meetings.

**FOR POSSIBLE ACTION**

Chair Park read the proposed Bylaw 5.4 aloud. This is the second reading of the proposed changes to Bylaw 5.4, Regular Meetings. No changes to the language have been proposed.

No public comment was received.

Member Featherston moved/Member Young seconded to accept the wording for Bylaw 5.4 as proposed and approve the amendment. Motion carried (7-0). Member Reed voted via phone.

**X. REVIEW, DISCUSSION, SECOND READING AND POSSIBLE APPROVAL OF AN AMENDMENT TO SCA BYLAW 4.1, ANNUAL MEETING OF MEMBERS, REGARDING BOARD DETERMINATION OF THE DATE, TIME AND LOCATION OF THE ANNUAL MEETING EACH YEAR.**

**PROPOSED LANGUAGE IS AS FOLLOWS:**

Section 4.1. Annual Meeting of Members. The annual meeting of the members shall be held at a date, time and location as determined by the Board of Directors no later than June 1<sup>st</sup> of any year. The purpose of the annual member meeting shall be to present the financial report of the Association to the members or for such other business as may properly come before the meeting. In alternate years the results of the election of Board Members, pursuant to Article V, Section 12, will also be reported.

**FOR POSSIBLE ACTION**

Chair Park read the proposed Bylaw 4.1 aloud. This is the second reading of the proposed changes to Bylaw 4.1, Annual Meeting of the Members. No changes to the language have been proposed.

No public comment was received.

Vice-Chair Hannum moved/Member Young seconded to accept the wording for Bylaw 4.1 as proposed as approve the amendment. Motion carried (7-0), Member Reed voted via phone.

**XI. COMMITTEE OF ARCHITECTURE**

**A. REPORTS**

Secretary Cromwell provided information on the COA reports.

**NON-ACTION ITEM**

**B. 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**

Member Featherston moved/Vice-Chair Hannum seconded to refer the violation at 371 Spring Valley Parkway (201-004-020) to legal counsel for further action and uphold the fine. Motion carried (6-0), Member Reed absent.

**XII. APPROVAL OF MINUTES:**

**FOR POSSIBLE ACTION**

**April 28, 2021 Regular Meeting Minutes**

Member Young moved/Chair Park seconded to approve the minutes from the April 28, 2021 Regular Meeting as presented. Motion carried (5-0-1), Member Popp abstained, Member Reed absent.

**XIII. ACCEPT APRIL 2021 ASSESSMENT AND LEGAL RECEIVABLE REPORTS.**

**FOR POSSIBLE ACTION**

Member Young moved/Member Popp seconded to accept the April 2021 Assessment and Legal Receivable Reports. Motion carried (6-0), Member Reed absent.

**ACCEPT APRIL 2021 FINANCIAL REPORTS.**

**FOR POSSIBLE ACTION**

Member Young moved/Vice Chair Hannum seconded to accept the April 2021 Financial Reports. Motion carried (6-0), Member Reed absent.

**XIV. MEETING SCHEDULE**

**NON-ACTION ITEM**

The next Regular Board of Directors meeting is scheduled for Wednesday, July 28, 2021 at 5:30pm. The meeting may be held telephonically.

The Annual Property Owner meeting is scheduled for Saturday, June 19, 2021 at 12:00pm.

**XV. PUBLIC COMMENT**

**ACTION SHALL NOT BE TAKEN**

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Vice-Chair Hannum commented on Southwest Gas and Broadband right of way permits have begun to be submitted.

**XVI. ADJOURNMENT**

The meeting adjourned at 8:25 p.m.