



SPRING CREEK ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Board of Directors
Wednesday, December 11, 2019, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

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

At-Large Members: Vice Chair Tom Hannum and Jake Reed

ABSENT: Member Molly Popp (At-Large),

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 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.

Dave Skinner with White Cloud requested that a temporary wireless tower be placed near the backside of the FCC building.

President Bahr provided background that White Cloud had applied to place a 65' tower on an agricultural/residential property and there are issues with a commercial application on A/R property. She discussed a long term plan for co-location agreements with wireless companies.

Member Featherston added that any lease amounts to place the towers on SCA properties would garner funds for SCA into the general fund and these towers would be placed in more remote areas on SCA properties and not near residences.

Mary Ellen Burckhard, Tract 400, stated to the Board that she intended to record the meeting.

II. REVIEW, DISCUSSION AND POSSIBLE APPROVAL TO ACCEPT A PROPOSAL FROM EIDE BAILLY TO PROVIDE AUDIT SERVICES TO SPRING CREEK ASSOCIATION FOR THE YEAR ENDING DECEMBER 31, 2019. *FOR POSSIBLE ACTION*

Eide Bailly provided an engagement letter to provide audit services for fiscal year 2019. It includes a \$500 increase to the price to perform the audit and \$225 increase to perform the tax return.

Teri Gage, with Eide Bailly, was present for questions.

Vice Chair Hannum inquired on whether the price for the audit would increase if we were to receive additional grants. Teri Gage responded that it was unlikely unless there were large grants that required additional oversight.

Public Comment:

Mary Ellen Burckhard, Tract 400, inquired about the percentage of the paperwork and financials are audited. Teri responded that audit samples are pulled from many different areas based upon materiality and tested.

Vice Chair Hannum moved/Member Reed seconded to approve the proposal from Eide Bailly to provide audit services to Spring Creek Association for the year ending December 31, 2019. Motion carried (6-0) Member Popp absent.

III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE RENOVATION PLANS FOR THE OLD CLUBHOUSE BY CARRY ON WITH STYLE, LLC. *FOR POSSIBLE ACTION*

This item will be considered on the January 2020 agenda.

IV. REVIEW, DISCUSSION AND POSSIBLE ACTION TO CONSIDER CHANGES TO FEES FOR THE KIOSK AND GOLF COURSE. *FOR POSSIBLE ACTION*

President Bahr stated that the Board considered changing the fees for the Kiosk and Golf Course additional fees at the previous meeting and we just required the Board to take action.

It is proposed to increase the kiosk to \$150 per week and charge for each side individually.

Also proposed is to add a twilight rate and a punch card option at the golf course.

The punch cards would be 20 punches at \$12.00 (regularly \$14.00) per 9 hole round for property owners and 20 punches at \$16.00 (regularly \$18.00) per 9 hole round for non-property owners.

The twilight rate would be a 9 hole rate only after 3pm. For property owners it would be \$12.00 green fee and \$6.00 cart fee (regularly \$14.00 and \$8.00) and for non-property owners it would be \$15.00 green fee and \$6.00 cart fee (regularly \$18.00 and \$8.00).

Public Comment:

No public comment was offered.

Member Plaster moved/Vice Chair Hannum seconded to approve the kiosk and golf fees as presented. Motion carried (6-0) Member Popp absent.

V. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE AND RATIFY AN AGREEMENT IN CASE NO. CV-C-19-45. *FOR POSSIBLE ACTION*

Chair Park asked for public comment.

Public Comment:

Steve Trainor, Tract 100, asked what the case was about.

Attorney McConnell stated that the details of the case cannot be discussed.

Chair Park moved/Member Reed seconded to approve and ratify an agreement in case number CV-C-19-45. Motion carried (6-0) Member Popp absent.

VI. REVIEW AND POSSIBLE ACTION REGARDING THE PERFORMANCE EVALUATION FOR THE PRESIDENT/GENERAL MANAGER IN ACCORDANCE WITH THE 2019 PERFORMANCE APPRAISAL AND THE TERMS OF THE EMPLOYMENT AGREEMENT. *FOR POSSIBLE ACTION*

Attorney McConnell stated that the Directors conducted a standard evaluation of President Bahr. The Board could provide additional comments now any action on merit increases or bonuses.

Chair Park stated that President Bahr had scored high on all the evaluations and appreciated her leadership, being proactive, goals, and strategic planning. He stated that public sentiment also supported President Bahr.

Public Comment:

Randy Mauldin, Tract 300, stated that through his employment he has heard a lot of negative comments about SCA and that each year there is less dissent. He stated President Bahr is a great asset.

Steve Trainor, Tract 100, stated that we have changed presidents often prior to President Bahr. He stated that her dedication is astounding and has gone above and beyond.

Member Featherston stated that President Bahr is always informed on all issues and solutions are sought and pursued.

Vice Chair Hannum stated that he appreciates President Bahr's willingness to support new ideas.

Member Plaster stated she appreciated President Bahr's accountability and stated that she has not seen that level until now.

Member Reed stated it was a pleasure to work with President Bahr and to keep up the good work.

Member Young stated that everything has changed since President Bahr came aboard and wants to continue to be a part of the winning team.

Chair Park moved/Member Featherston seconded to approve a 3% merit increase and bonus the same as 2018 effective January 1, 2020. Motion carried (6-0) Member Popp absent.

VII. COMMITTEE OF ARCHITECTURE

A. REPORTS

NON-ACTION ITEM

As there was not a COA meeting in November, no reports were provided to the Board.

B. APPROVAL OF APPOINTMENT TO THE COMMITTEE OF ARCHITECTURE.

Reappoint Cassandra Banuelos, Randy Hesterlee, Jill Holland, Diane Parker, and Stephanie Sisk for one-year terms commencing January 1, 2020.

FOR POSSIBLE ACTION

Chair Park inquired about whether to table the item to open up the positions on the COA to the property owners again and maybe consider adding an additional seat on the committee as we have had increased interest in other wanting to serve on the COA. Also, he felt like having the applicants come before the Board may be beneficial.

Attorney McConnell stated if they tabled the item there could not be a COA meeting until a committee had been appointed after the January Board meeting. The COA could then call for a special meeting. Also, the DOR's stated that there will be a 5 person committee.

Public Comment:

Randy Mauldin, Tract 300, stated that having a COA meeting after the Board meeting in January could be beneficial and that SCA should open it up in November next year.

Steve Trainor, Tract 100, stated we need to get rid of the animosity towards the COA.

Kevin Martindale, Tract 100, stated that he wished to rescind his application to be on the COA.

Paddy Legarza, Tract 400, stated that interest is show by attendance. The Board could get the applications and require them to come to a meeting for an interview about what motivates them to want to serve on the committee.

Member Plaster moved/Member Featherston seconded to approve the appointment to the COA for the current 5 members for a 1 year term. Motion carried (6-0) Member Popp absent.

VIII. APPROVAL OF MINUTES: ***FOR POSSIBLE ACTION***
A. November 13, 2019 Regular Meeting Minutes

Member Featherston moved/Member Reed seconded to approve the November 13, 2019 Regular Meeting Minutes. Motion carried (5-0-1), Chair Park abstained and Member Popp absent.

IX. ACCEPT OCTOBER 2019 ASSESSMENT AND LEGAL RECEIVABLE REPORTS. ***FOR POSSIBLE ACTION***

Member Plaster moved/Vice Chair Hannum seconded to accept the November 2019 Assessment and Legal Receivable Reports. Motion carried (6-0) Member Popp absent.

X. ACCEPT OCTOBER 2019 FINANCIAL REPORTS. ***FOR POSSIBLE ACTION***

Member Plaster moved/Member Reed seconded to accept the November 2019 Financial Reports. Motion carried (6-0) Chair Park absent.

XI. MEETING SCHEDULE ***NON-ACTION ITEM***
The next Regular Board of Directors meeting is scheduled for Wednesday, January 22, 2020 at 5:30pm

XII. 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.

No additional public comment was offered.

XIII. ADJOURNMENT

The meeting adjourned at 6:26 p.m.