



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING NOTICE

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Tuesday, February 12, 2024**, at the Fairway Community Center Meeting Room, 401 Fairway Blvd, Spring Creek, NV beginning at **5:30 P.M. (PST)**

There may be a quorum of the SCA Board of Directors present at the meeting, however, they will not be conducting any Association business.

Posted with this Notice is the agenda for said meeting of the Committee of Architecture. This notice is to be posted at the following places by **9:00 a.m. PST, Wednesday, February 7, 2024**:

SCA Office @ 401 Fairway Blvd.
Country Club Shell
Spring Creek Association

Khoury's Market Community Board
SCA Horse Palace
Website: www.springcreeknv.org

THE REGULAR COA MEETING ROOM IS ACCESSIBLE TO THE PUBLIC FOR THIS MEETING. YOU ARE WELCOME TO ATTEND IN PERSON. THE SPRING CREEK ASSOCIATION REGULAR COA MEETING FOR February 12, 2024, WILL ALSO BE AVAILABLE VIA ZOOM.

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Meeting ID: 814 2363 7920 Passcode: 004797
1-346-248-7799
1-253-215-8782

Comments may be submitted by e-mail to: COA@springcreeknv.org by February 9, 2024.

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 the Committee of Architecture in writing at: 401 Fairway Blvd; Spring Creek, NV 89815, by E-mail to coa@springcreeknv.org, or by calling (775) 753-6295 at least 48-hours prior to the scheduled meeting.

Respectfully Submitted,

Committee of Architecture
Spring Creek Association

**SPRING CREEK ASSOCIATION
COMMITTEE OF ARCHITECTURE
Regular Meeting
5:30 P.M., P.S.T., Monday, February 12, 2024
401 Fairway Blvd, Spring Creek, NV 89815
Zoom Access Available**

AGENDA

COMMITTEE MEMBERS:

Kevin Martindale – Chair
Bonnie Bawcom – Member
Nick Czegledi – Member
Donna Stokes – Member
Elex Vavrick - Member

NOTICE:

- **Items may be taken out of order.**
- **Two or more items may be combined.**
- **Items may be removed from agenda or delayed at any time.**
- **Restrictions regarding Public Comment:** Pursuant to N.R.S 241.020(c) (3), this time is devoted to comments by the 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 Committee of Architecture 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.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMENTS BY THE GENERAL PUBLIC

Pursuant to NRS 241 this time is devoted to comments by the public, if any, and discussion of those comments. 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.

NON-ACTION ITEM

E. OLD BUSINESS

- E.1 Review, discussion, and possible action regarding **COA R&R: Exterior Condition of Structures, SCA DOR's: Unsightly: Storage of Tools and Trash** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **394 Dove Creek Place, (Tract 201 Block 003 Lot 044) 2.060 acres.** ***FOR POSSIBLE ACTION***

F. NEW BUSINESS

F.1 ORGANIZATION OF COMMITTEE

- a. Discussion and consideration of the organization of the Committee of Architecture, Nominations, and consideration of appointment for 2024 COA Chair and COA Vice-Chair.
- b. Receipt and discussion regarding the Committee of Architecture Member Policies and Procedures Manual.

F.2 Review, discussion, and possible action to approve a Home Occupation permit for **Colleen's Cakes & Cupcakes** type of business: **Bakery**: at **380 Spring Creek Parkway, (Tract 106C Block 001 Lot 033) 1.030 acres.** *FOR POSSIBLE ACTION*

F.3 Review, discussion, and possible action to approve a variance for the house peak to be at 32' 8" instead of 30 feet at **711 Alpine Drive, (Tract 401 Block 011 Lot 012) 2.110 acres.** *FOR POSSIBLE ACTION*

F.4 Review, discussion, and possible action to approve the second reading of Committee of Architecture Rules and Regulations #38 entitled: **VEHICLES AS YARD ART**. This is a new rule defining specific rules relating to disabled motor vehicles used as yard art. *FOR POSSIBLE ACTION*

F.5 Review, discussion, and possible action to approve the first reading of the revised Committee of Architecture Rules and Regulations #16 entitled: **Fencing and Walls**. *FOR POSSIBLE ACTION*

G. VIOLATIONS

G.1 Review, discussion, and possible action regarding **COA R&R's Inoperative, Unregistered, Unlicensed Vehicles, COA R&R's Travel Trailers, Motorhomes, COA R&R's Nuisance** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **438 Spring Valley Parkway, (Tract 202 Block 031 Lot 005) 1.070 acres.** *FOR POSSIBLE ACTION*

G.2 Review, discussion, and possible action regarding **COA R&R's Inoperative, Unregistered, Unlicensed Vehicles, SCA DOR's: Unsightly: Storage of Tools and Trash** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **514 Parkridge Parkway, (Tract 401 Block 008 Lot 008) 2.270 acres.** *FOR POSSIBLE ACTION*

G.3 Review, discussion, and possible action regarding **COA R&R's Inoperative, Unregistered, Unlicensed Vehicles** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **742 Hayland Drive, (Tract 202 Block 010 Lot 067) 1.070 acres.** *FOR POSSIBLE ACTION*

H. LEGAL REPORT

Review and discussion regarding the monthly update on property violations turned over to McConnell Law per SCA Board approval. *NON-ACTION ITEM*

I. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the January 8, 2024, regular meeting. *FOR POSSIBLE ACTION*

J. REPORTS

J.1 Accept the Committee of Architecture Revenue Report for January 2024.

FOR POSSIBLE ACTION

J.2 Accept the Committee of Architecture Occupancy Report for January 2024.

FOR POSSIBLE ACTION

J.3 Accept the Committee of Architecture Violation Report for January 2024.

FOR POSSIBLE ACTION

K. PUBLIC COMMENT

L. Pursuant to NRS 241 this time is devoted to comments by the public, if any, and discussion of those comments. 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.

NON-ACTION ITEM

M. NEXT MEETING

The next regular meeting of the Committee of Architecture is scheduled for Monday, March 11, 2024.

FOR POSSIBLE ACTION

N. ADJOURN MEETING

Declaration of Posting of
Spring Creek Association
Committee of Architecture's Regular Meeting Agenda

I, the undersigned do hereby state and return that I received a copy of the Spring Creek Association Committee of Architecture's Meeting Agenda for the **February 12, 2024**, 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: 2.6.24 Time: 4:00 PM

2. Khoury's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815

Date: 2.6.24 Time: 5:10 PM

3. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV 89815

Date: 2.7.24 Time: 8:00 AM

4. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815

Date: 2.7.24 Time: 8:19 AM

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

DATED this 7th day of February, 2024.

By: Cheri Duncan

Name: Cheri Duncan

Title: COA Secretary