



**SPRING CREEK ASSOCIATION  
COMMITTEE OF ARCHITECTURE  
REGULAR MEETING NOTICE**

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, July 10, 2023**, 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, July 5, 2023**:

SCA Office @ 401 Fairway Blvd.  
Country Club Shell

Khoury's Market Community Board  
SCA Horse Palace

Spring Creek Association Website: [www.springcreeknv.org](http://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 July 10, 2023, WILL ALSO BE AVAILABE VIA ZOOM.**

**The meeting can be accessed by phone by calling:**

**Number: 1-669-900-6833, Meeting ID: 850 6594 2734 Passcode: 960551**

**1-346-248-7799**

**1-253-215-8782**

**Comments may be submitted by e-mail to: [COA@springcreeknv.org](mailto:COA@springcreeknv.org) by July 7, 2023.**

**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](mailto: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, July 10, 2023  
401 Fairway Blvd, Spring Creek, NV 89815  
**Zoom Access Available****

**AGENDA**

**COMMITTEE MEMBERS:**

**Kevin Martindale** – Chair  
**Bonnie Bawcom** – Member  
**Nick Czeglédi** – Member  
**Kenny Kelly** – 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** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **128 Birchwood Drive (Tract 101 Block 002 Lot 002) 1.850 acres.**

***FOR POSSIBLE ACTION***

## F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a variance for moving setback from 15' to 10' from existing garage at **531 Charlwood Court., (Tract 101, Block 003, Lot 014) – 1.770 acres.** **FOR POSSIBLE ACTION**
- F.2 Review, discussion, and consideration to approve a Home Occupation Permit for **Renegade Innovations Limited** type of business: **3D PRINTING**: located at **147 Deerbrush Drive., (Tract 102 Block 004 Lot 010) 1.640 acres.** **FOR POSSIBLE ACTION**
- F.3 Review, discussion, and consideration to approve a Home Occupation Permit for **Kind Cakes** type of business: **BAKERY**: located at **834 Thistle Drive., (Tract 402 Block 008 Lot 019) 1.110 acres.** **FOR POSSIBLE ACTION**
- F.4 Review, discussion, and consideration to approve a Commercial Sign Permit for **Ruby Blooms, LLC** type of business: **FLOWER SHOP**: located at **278 Spring Creek Parkway., (Tract 106D Block 002 Lot 002) 1.820 acres.** **FOR POSSIBLE ACTION**
- F.5 Review, discussion, and consideration to approve a Home Occupation Permit for **Eden Tree Nursery** type of business: **TREE NURSERY**: located at **855 White Oak Drive., (Tract 402 Block 003 Lot 012) 1.450 acres.** **FOR POSSIBLE ACTION**
- F.6 Discussion and consideration to approve the first reading of Committee of Architecture Rules and Regulations #37 entitled: DEER RULE. This is a new rule defining specific rules relating to Intentional feeding of big game animals within the Spring Creek Association boundaries. **FOR POSSIBLE ACTION**

## G. VIOLATIONS

- G.1 Review, discussion, and possible action regarding **COA R&R: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **137 Arroyo Vista Drive (Tract 301 Block 007 Lot 010) 6.120 acres.** **FOR POSSIBLE ACTION**
- G.2 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **17 Diamondback Place (Tract 301 Block 002 Lot 003) 3.950 acres.** **FOR POSSIBLE ACTION**
- G.3 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R: Exterior Condition of Structures, COA R&R: Inoperative, Unregistered, Unlicensed Vehicles** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **371 Spring Valley Parkway (Tract 201 Block 004 Lot 020) 1.050 acres.** **FOR POSSIBLE ACTION**
- G.4 Review, discussion, and possible action regarding **COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, SCA DOR's: Improper Use: Single Family Use** 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.5 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 **296 Flora Drive (Tract 106B Block 002 Lot 008) 1.000 acres**

***FOR POSSIBLE ACTION***

- G.6 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R: Exterior Condition of Structures, COA R&R: Inoperative, Unregistered, Unlicensed Vehicles** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **279 Springfield Parkway (Tract 305 Block 004 Lot 001) 3.380 acres.** ***FOR POSSIBLE ACTION***
- G.7 Review, discussion, and possible action regarding **COA R&R: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **606 Holiday Drive (Tract 202 Block 003 Lot 006) 1.650 acres.** ***FOR POSSIBLE ACTION***
- G.8 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R: Inoperative, Unregistered, Unlicensed Vehicles** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **392 Spring Creek Parkway (Tract 160C Block 001 Lot 031) 1.100 acres.** ***FOR POSSIBLE ACTION***
- G.9 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 **279 Flora Drive (Tract 106B Block 001 Lot 002) 1.020 acres.** ***FOR POSSIBLE ACTION***
- G.10 Review, discussion, and possible action regarding **COA R&R: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **123 Deerbrush Drive (Tract 102 Block 004 Lot 007) 1.340 acres.** ***FOR POSSIBLE ACTION***
- G.11 Review, discussion, and possible action regarding **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 **520 Blackstone Drive (Tract 101 Block 002 Lot 068) 2.210 acres.** ***FOR POSSIBLE ACTION***
- G.12 Review, discussion, and possible action regarding **COA R&R: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **633 Willington Drive (Tract 401 Block 021 Lot 003) 2.350 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 June 12, 2023, regular meeting. ***FOR POSSIBLE ACTION***

**J. REPORTS**

**J.1** Accept the Committee of Architecture Revenue Report for June 2023. ***FOR POSSIBLE ACTION***

**J.2** Accept the Committee of Architecture Occupancy Report for June 2023. ***FOR POSSIBLE ACTION***

**J.3** Accept the Committee of Architecture Violation Report for June 2023.

***FOR POSSIBLE ACTION***

**K. PUBLIC COMMENT**

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***

**L. NEXT MEETING**

The next regular meeting of the Committee of Architecture is scheduled for Monday, August 14, 2023.

**FOR POSSIBLE ACTION**

**M. 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 **July 10, 2023**, 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: 7/3/23 Time: 3:41 PM

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

Date: 7/3/23 Time: 4:17 PM

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

Date: 7/3/23 Time: 4:29 PM

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

Date: 7/3/23 Time: 3:59 PM

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

DATED this 3<sup>rd</sup> day of July, 2023.

By: Cheri Duncan

Name: Cheri Duncan

Title: COA Secretary