



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING NOTICE

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, August 14, 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, August 9, 2023:**

SCA Office @ 401 Fairway Blvd.
Country Club Shell

Khoury's Market Community Board
SCA Horse Palace

Spring Creek Association 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 August 14, 2023, WILL ALSO BE AVAILABE VIA ZOOM.

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Meeting ID: 837 1259 9029 Passcode: 577126

1-346-248-7799

1-253-215-8782

Comments may be submitted by e-mail to: COA@springcreeknv.org by August 11 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, 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, August 14, 2023
401 Fairway Blvd, Spring Creek, NV 89815
Zoom Access Available**

AGENDA

COMMITTEE MEMBERS:

**Kevin Martindale – Chair
Bonnie Bawcom – Member
Nick Czegledi – Member
Kenny Kelly – Member
Elex Vavrck - 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 **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R: Exterior Condition of Structures, COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **319 Greencrest Drive (Tract 101A Block 001 Lot 053) 4.400 acres.**

FOR POSSIBLE ACTION

- E.2 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
- E.3 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. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a variance for moving setback from 50' to 34' for existing house at **477 Foxridge Drive, (Tract 401, Block 006, Lot 014) – 3.840 acres.**
FOR POSSIBLE ACTION
- F.2 Review, discussion, and consideration to approve a Commercial Sign Permit for **Mud Busters**, type of business: **CAR WASH**: located at **261 Spring Creek Parkway., (Tract 102 Block 010 Lot 029) .5290 acres.**
FOR POSSIBLE ACTION
- F.3 Review, discussion, and consideration to approve a Home Occupation Permit for **Twin Spirits Enchanted Club House** type of business: **SOUVENIR/NOVELTY SHOP**: located at **623 Shadybrook Drive., (Tract 304 Block 011 Lot 003) 4.150 acres.** *FOR POSSIBLE ACTION*
- F.4 Discussion and consideration to approve the second 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
- F.5 Review, discussion, and possible action to consider revising the Committee of Architecture Rules and Regulation #30: Commercial Business Permit. *FOR POSSIBLE ACTION*
- F.6 Review, discussion, and possible action to consider revising the Committee of Architecture Rules and Regulation #16: Fencing and Walls. *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 **668 Hayland Drive (Tract 202 Block 010 Lot 051) 1.030 acres.**
FOR POSSIBLE ACTION
- G.2 Review, discussion, and possible action regarding **COA R&R: Fences & Walls, 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 **905 Bowie Way (Tract 403 Block 003 Lot 016) 1.780 acres.**
FOR POSSIBLE ACTION
- G.3 Review, discussion, and possible action regarding **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 **418 Westcliff Drive (Tract 201 Block 008 Lot 027) 1.190 acres.**
FOR POSSIBLE ACTION
- G.4 Review, discussion, and possible action regarding **COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, COA R&R: Fences & Walls** and refer to the SCA Board of Directors

- requesting to take legal action and uphold all fines regarding **522 Brent Drive (Tract 202 Block 020 Lot 008) 1.350 acres.** *FOR POSSIBLE ACTION*
- G.5 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 **682 Spring Valley Parkway (Tract 202 Block 009 Lot 065) 1.030 acres.** *FOR POSSIBLE ACTION*
- G.6 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 **475 Brent Drive (Tract 202 Block 018 Lot 053) 1.170 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 **548 Diamondback Drive (Tract 301 Block 003 Lot 008) 4.020 acres.** *FOR POSSIBLE ACTION*
- G.8 Review, discussion, and possible action regarding SCA DOR's: **Storage of Materials** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **369 Buffside Court (Tract 201 Block 004 Lot 035) 1.250 acres.** *FOR POSSIBLE ACTION*
- G.9 Review, discussion, and possible action regarding **COA R&R's Inoperative, Unregistered, Unlicensed Vehicles, SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **261 Edgebrook Drive (Tract 106B Block 005 Lot 021) 1.010 acres.** *FOR POSSIBLE ACTION*
- G.10 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 **843 White Oak Drive (Tract 402 Block 003 Lot 011) 1.010 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 **418 Brent Drive (Tract 202 Block 029 Lot 033) 1.200 acres.** *FOR POSSIBLE ACTION*
- G.12 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 **944 Fairlawn Drive (Tract 109 Block 005 Lot 002) 4.230 acres.** *FOR POSSIBLE ACTION*
- G.13 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 **274 Springfield Parkway (Tract 304 Block 011 Lot 013) 4.340 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 July 10, 2023, regular meeting. *FOR POSSIBLE ACTION*

J. REPORTS

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

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

J.3 Accept the Committee of Architecture Violation Report for July 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, September 11, 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 **August 14, 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: 8/8/23 Time: 3:00 PM

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

Date: 8/8/23 Time: 3:49 PM

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

Date: 8/8/23 Time: 3:32 PM

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

Date: 8/8/23 Time: 4:10 PM

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

DATED this 8th day of August, 2023.

By: Cheri Duncan

Name: Cheri Duncan

Title: COA Secretary