



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Committee of Architecture
Monday, November 13, 2023, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Kevin Martindale – Chair, Nick Czegledi, Bonnie Bawcom, Elex Vavruck, Kenny Kelly

ABSENT: All Present

STAFF PRESENT: President Jessie Bahr – on the phone, Secretary/Treasurer Kristine Austin-Preston, COA Secretary Cheri Duncan

CORPORATE ATTORNEY: Katie McConnell – on the phone

CALL TO ORDER: Chair Martindale called the meeting to order 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.

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. UNFINISHED BUSINESS

- E.1 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 **357 Bluecrest Drive, (Tract 102 Block 006 Lot 006) 1.250 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property has been in violation since December 2021, the violations have been completed and requested to dismiss violations. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Czegledi seconded to dismiss the violations at 357 Bluecrest Drive, (Tract 102 Block 006 Lot 006). Motion carried 5-0.

- 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 **597 Westcott Drive, (Tract 401 Block 012 Lot 020) 2.640 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property has been in violation since August 2021 and the last contact with the property owner was in July 2023. The property owner was not present.

No Public Comment

Member Czegledi moved/Member Kelly seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 597 Westcott Drive, (Tract 401 Block 012 Lot 020). Motion carried 5-0.

- E.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 **812 White Oak Drive, (Tract 402 Block 004 Lot 023) 1.410 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property has been in violation since June 2023.

The property owner, Jerry Swisher, was present and said that he could not find the letter that released the violations. He disagrees with the rules and violations. He asked what the definition of the public ROW was.

Discussion regarding the rule which states that one unregistered vehicle is allowed if covered. ROW easement is a county access point and is 40 ft from the center of the road. We need to provide him with an exact list of vehicles in violation which was provided at that time.

Attorney McConnell asked if he is going to provide registration for the vehicles and if he's willing to provide registration then we can move forward or refer to the BOD.

No Public Comment

Member Czegledi moved/Member Bawcom seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 812 White Oak Drive, (Tract 402 Block 004 Lot 023). Motion carried 4-1.

- E.4 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, COA R&R's: Fences & Walls** 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**

Secretary Duncan stated that the property has been in violation since August 2021 and the last contact with the property owner was in August 2023. The property owner was not present.

No Public Comment

Member Bawcom moved/Member Czegledi seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 905 Bowie Way, (Tract 403 Block 003 Lot 016). Motion carried 5-0.

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a variance for the shop to be placed in front of the garage and for the peak to be 22 feet at **332 Lookout Drive, (Tract 109 Block 007 Lot 003) 5.380 acres.** **FOR POSSIBLE ACTION**

The property owners, Lance & Melody Thurston, are requesting a variance to build a shop in front of the house/garage and for the peak to be 22ft. Property owner said the house is on a hill and close to the edge and that the property is very hilly so there is nowhere else to build it.

Attorney McConnell said that we are guided by the DOR's and every variance needs to be for the betterment of the community not just one property owner.

No Public Comment

Member Czegledi moved/Member Bawcom seconded to approve the variance to place the shop in front of the house/garage and for the peak to be 22ft. at 332 Lookout Drive, (Tract 109 Block 007 Lot 003) 5.380 acres. Motion carried 5-0.

- F.2 Review, discussion, and possible action to approve a Home Occupation permit for **Heartland Wellness** type of business: **Body Therapy**; at **122 Edgewood Drive, (Tract 102 Block 004 Lot 006) 1.340 acres.** **FOR POSSIBLE ACTION**

The property owner is requesting a Home Occupation permit for a body therapy business. Property owner, Aleece Obrien, said that she will be performing body therapy 5 days a month, 1 person at a time every 2 hours.

No Public Comment

Member Bawcom moved/Member Kelly seconded to approve the Home Occupation Permit for Heartland Wellness at 122 Edgewood Drive, (Tract 102 Block 004 Lot 006) 1.340 acres. Motion carried 5-0.

- F.3 Review, discussion, and possible action to approve a Home Occupation permit for **Stephanie's Tasty Treats** type of business: **Bakery**: at **361 Westby Drive, (Tract 202 Block 011 Lot 015) 1.250 acres.** **FOR POSSIBLE ACTION**

The property owner is requesting a Home Occupation permit for a bakery business. Property owner, Stephanie Cook, stated the business will be by special order only and has plenty of room for parking. She donates to youth groups and loves to contribute to the community.

No Public Comment

Member Vavrck moved/Member Bawcom seconded to approve the Home Occupation Permit for Stepanie's Tasty Treats at 361 Westby Drive, (Tract 202 Block 011 Lot 015) 1.250 acres. Motion carried 5-0.

G. VIOLATIONS

- G.1 Review, discussion, and possible action regarding **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 **135 Flora Place, (Tract 106B Block 008 Lot 016) 1.600 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since July 2023. Staff has had recent contact with the property owner, his mower is in the shop and is asking for 30 days to complete violation.

Property owner, Michael Ordaz, was present via zoom and said his mower is in the shop all the parts are in so he should have it back in a couple days.

No public comment.

Member Czegledi moved/Member Bawcom seconded to table the violations regarding 135 Flora Place, (Tract 106B Block 008 Lot 016) until December COA meeting and bring back if not in compliance. Motion carried 5-0.

- G.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 **290 Flora Drive, (Tract 106B Block 002 Lot 007) 1.000 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since August 2023. Staff has had recent contact with the property owner, and they said they have an appointment with a contractor to get a quote for new siding. The property owner was not present.

Discussion regarding giving the property owner more time as it's getting late in the year. Reach out by February 2024 to make sure it's scheduled and that they are going to correct the deficiency.

Attorney McConnell said they need to provide proof from the contractor so that we don't lose any more time. Reach out by February 2024 and put on the April Agenda if not corrected.

No public comment

Member Czegledi moved/Member Kelly seconded to table the violations at 290 Flora Drive, (Tract 106B Block 002 Lot 007), staff needs to reach out to property owner by February 2023 to get proof of contractor and bring back to April COA meeting if not in compliance. Motion carried 5-0.

- G.3 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, 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 **316 Ashcroft Place, (Tract 103 Block 006 Lot 026) 1.050 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since August 2023 and has had no contact with the property owner. The property owner was not present.

No public comment.

Member Kelly moved/Member Vavrlick seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 316 Ashcroft Place, (Tract 103 Block 006 Lot 026). Motion carried 5-0.

- G.4 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, 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 **317 Trescartes Avenue, (Tract 201 Block 009 Lot 058) 1.240 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since June 2023 and has had no contact with the property owner. All mail has been returned and have recently sent a letter to a different address to try to get ahold of the property owner.

Member Kelly asked if we need to start over if letters are returned.

Attorney McConnell said that we do not need to start over and it's the property owner's responsibility to change their mailing address.

No Public Comment

Member Kelly moved/Member Bawcom seconded to table the violations at 317 Trescartes Avenue, (Tract 201 Block 009 Lot 058), staff needs attempt to reach out to the property owner and bring back to the December COA meeting if not in compliance. Motion carried 5-0.

- G.5 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, 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 **370 Lakeport Drive, (Tract 106B Block 004 Lot 030) 1.050 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since July 2023 and has had no contact with the property owner.

No public comment.

Member Czegledi moved/Member Kelly seconded to refer to the SCA Board of Directors to take legal action at 370 Lakeport Drive, (Tract 106B Block 004 Lot 030). Motion carried 5-0.

- G.6 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 **380 Lawndale Drive, (Tract 103 Block 008 Lot 002) 1.430 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since July 2023. Staff has had recent contact with the property owner, the cars do not belong to him, so he is requesting 30 days to get the registration. The property owner was not present.

No public comment.

Chair Martindale moved/Member Bawcom seconded to refer to the SCA Board of Directors to take legal action at 380 Lawndale Drive, (Tract 103 Block 008 Lot 002). Motion carried 5-0.

- G.7 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **425 Flora Drive, (Tract 106B Block 006 Lot 060) 1.060 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since July 2023. The property was recently reviewed, and the roof has been repaired requested to dismiss violations. The property owner was not present.

No public comment.

Member Vavrck moved/Member Czegledi seconded to dismiss the violations at 425 Flora Drive, (Tract 106B Block 006 Lot 060). Motion carried 5-0.

- G.8 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 **434 Flora Drive, (Tract 106B Block 002 Lot 035) 1.000 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since July 2023 and has had no contact with the property owner. Most of the property has been cleaned up except the bricks in the back yard. The property owner was not present.

No public comment.

Member Czegledi moved/Member Vavrck seconded to table the violations at 434 Flora Drive, (Tract 106B Block 002 Lot 035) and bring back to the December COA meeting if not in compliance. Motion carried 5-0.

- G.9 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **435 Flora Drive, (Tract 106B Block 006 Lot 050) 1.060 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since July 2023 and has had no contact with the property owner. The property owner was not present.

No public comment.

Member Vavruck moved/Member Kelly seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 435 Flora Drive, (Tract 106B Block 006 Lot 050). Motion carried 5-0.

- G.10 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, 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 **451 Gypsum Lane, (Tract 202 Block 025 Lot 014) 1.440 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since June 2023 and has had no contact with the property owner. The property owner was not present.

No public comment.

Chair Martindale moved/Member Kelly seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 451 Gypsum Lane, (Tract 202 Block 025 Lot 014). Motion carried 5-0.

- G.11 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 **472 Rawlings Drive, (Tract 304 Block 006 Lot 029) 1.050 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since June 2023 and last contact with the property owner was August 2023. The property owner was not present.

No public comment.

Member Kelly moved/Member Bawcom seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 472 Rawlings Drive, (Tract 304 Block 006 Lot 029). Motion carried 5-0.

- G.12 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 **483 Lynx Drive, (Tract 202 Block 018 Lot 054) 1.240 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since June 2021 and last contact with the property owner was August 2023. The property owner was not present.

No public comment.

Member Bawcom moved/Member Czegledi seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 483 Lynx Drive, (Tract 202 Block 018 Lot 054). Motion carried 5-0.

- G.13 Review, discussion, and possible action regarding **COA R&R's: Fences & Walls** and refer to the SCA Board of Directors requesting legal action and uphold all fines regarding **507 Brent Drive, (Tract 202 Block 019 Lot 006) 1.130 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since June 2021 and has had no contact with the property owner. The property owner was not present.

No public comment.

Member Czegledi moved/Member Kelly seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 507 Brent Drive, (Tract 202 Block 019 Lot 006). Motion carried 5-0.

- G.14 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 **514 Parkridge Parkway, (Tract 401 Block 008 Lot 008) 2.270 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since June 2021 and the last contact with the property owner was October 2021. The property owner was not present.

No public comment.

Member Czegledi moved/Member Vavrick to put the violations on hold at 514 Parkridge Parkway, (Tract 401 Block 008 Lot 008), refer back to staff and bring back with new violations when they are ready. Motion carried 5-0.

- G.15 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **579 Spring Creek Parkway, (Tract 101 Block 002 Lot 042) 1.540 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since June 2021 and has had no contact with the property owner. The property owner was not present.

No public comment.

Member Czegledi moved/Member Bawcom seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 579 Spring Creek Parkway, (Tract 101 Block 002 Lot 042). Motion carried 5-0.

- G.16 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **609 Westby Drive, (Tract 202 Block 010 Lot 028) 2.780 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since June 2021 and last contact with the property owner was August 2023. The property owner was not present.

No public comment.

Member Kelly moved/Member Czegledi seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 609 Westby Drive, (Tract 202 Block 010 Lot 028). Motion carried 5-0.

- G.17 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, 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 **615 Spring Valley Parkway, (Tract 202 Block 003 Lot 077) 1.780 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since February 2020. Staff has had recent contact with the property owner, she has covered the vehicle and hired a contractor to start next week. Property owner was not present.

No Public Comment

Member Czegledi moved/Member Vavrisk seconded to table the violations at 615 Spring Valley Parkway, (Tract 202 Block 003 Lot 077), staff needs to see if progress is being made and bring back to the December COA meeting if not in compliance. Motion carried 5-0.

- G.18 Review, discussion, and possible action regarding **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 **684 Spring Creek Parkway, (Tract 106C Block 005 Lot 013) 3.090 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since June 2022. Staff has had recent contact with the property owner, he has a plan in place to treat the weeds starting in the spring. Property owner was not present.

No Public Comment

Member Czegledi moved/Member Bawcom seconded to table the violations at 684 Spring Creek Parkway, (Tract 106C Block 005 Lot 013), staff needs to get proof of a plan being in place by March 1,2023 and bring back to the April COA meeting if not in compliance. Motion carried 5-0.

- G.19 Review, discussion, and possible action regarding **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 **715 Spring Creek Parkway, (Tract 103 Block 004 Lot 007) 2.130 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since June 2023. Staff has had recent contact with the property owner. Property owner was not present.

No Public Comment

Member Kelly moved/Member Vavrlick seconded to table the violations at 715 Spring Creek Parkway, (Tract 103 Block 004 Lot 007), staff needs to monitor and bring back to the December COA meeting if not in compliance. Motion carried 5-0.

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**

Attorney McConnell provided a verbal update on the properties currently in legal status. She stated that we do have 3 properties that are up for sale in December and have closed a few out.

I. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the October 11,2023 Regular meeting. **FOR POSSIBLE ACTION**

No public comment was received.

Member Bawcom moved/Member Kelly seconded to approve the minutes from the October 11,2023 Regular Meeting. Motion carried 3-0-2, Members Czegledi and Chair Martindale abstained.

J. REPORTS

J.1 Approval of the Committee of Architecture Revenue Report for October 2023. **FOR POSSIBLE ACTION**

J.2 Approval of the Committee of Architecture Occupancy Report for October 2023. **FOR POSSIBLE ACTION**

J.3 Approval of the Committee of Architecture Violation Report for October 2023. **FOR POSSIBLE ACTION**

Secretary Duncan provided a general update on permits and violation reviews.

No public comment was received.

Member Vavrlick moved/Member Kelly seconded to accept the reports in the binder for October 2023. Motion carried 5-0.

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**

No Public Comment

L. NEXT REGULAR MEETING

The next regular meeting of the Committee of Architecture is Scheduled for Monday, December 11, 2023. **FOR POSSIBLE ACTION**

M. ADJOURN MEETING

Chair Martindale adjourned the meeting at 7:26 p.m. **FOR POSSIBLE ACTION**