



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Committee of Architecture
Monday, December 11, 2023, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Kevin Martindale – Chair, Nick Czegledi, Elex Vavrck, Kenny Kelly

ABSENT: Bonnie Bawcom

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

CORPORATE ATTORNEY: Katie McConnell via 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 **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 that the property has been in violation since June 2023. Staff had contact with the homeowner today and they have removed four trailers of weeds and are continuing to work on it. Requesting to re-evaluate in March 2024. The property owner was not present.

No Public Comment

Member Czegledi moved/Member Kelly seconded to table the violations regarding 715 Spring Creek Parkway, (Tract 103 Block 004 Lot 007), staff needs to review in March and bring back to April COA Meeting if not in compliance. Motion carried 4-0.

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a variance for the shop to be placed toward the southwest corner of the property, 35 Feet from the front property line, 18 feet from the side property line and for the peak to be 22 feet at **244 Cliff Place, (Tract 109 Block 008 Lot 006) 2.110 acres.** **FOR POSSIBLE ACTION**

The property owner, Logan Heintz, is requesting a variance to build a shop towards the southwest corner of the property, for the setback from the front of the property to be 35', for the setback from the side property line to be 18' and for the peak to be 22' 11".

The property owner said the property slopes down and there is not a lot of usable space so it is the only place they can make the building fit. They have had to add 300 yards of fill to make the land usable. He stated that he applied for the peak to be at 22' 11" but it will be at 25' 4". The house will also eventually be built behind and to the left of the shop.

Attorney McConnell said that due to the peak being different than applied for we can not move forward, she also stated that there is going to be future issues with the house being behind the shop. She suggested taking no action, to bring back next month with new plans and submitting a variance to include everything.

Discussion regarding re-looking at the property to see if they can move the shop closer to meeting the setbacks.

No Public Comment

No action was taken on this agenda item.

- F.2 Review, discussion, and possible action to approve a variance to extend the fence height to 7 ½ feet tall with 3 wire barbed wire on the top at **612 Spring Creek Parkway, (Tract 101 Block x Lot x) .340 acres.** **FOR POSSIBLE ACTION**

The property owner is requesting a variance to extend the fence height to 7 ½ feet tall with 3 wire barbed wire on the top. Tom Hannum stated that it is a state law requirement to provide fences around the water towers for public utility critical structures.

Attorney Kate McConnell stated that our rules cannot come before state rules. We can look into changing our rules for the future.

No Public Comment

Member Kelly moved/Member Czegledi seconded to approve the variance at 612 Spring Creek Parkway, (Tract 101 Block x Lot x). Motion carried 4-0.

- F.3 Review, discussion, and possible action to approve the variance to extend the fence height to 7 ½ feet tall with 3 wire barbed wire on the top at **113 Flora Court, (Tract 106B Block x Lot x) .440 acres.** **FOR POSSIBLE ACTION**

The property owner is requesting a variance to extend the fence height to 7 ½ feet tall with 3 wire barbed wire on the top.

No Public Comment

Member Kelly moved/Member Vavruck seconded to approve the variance to extend the fence height to 7 ½ feet tall with 3 wire barbed wire on the top at 113 Flora Court, (Tract 106B Block x Lot x). Motion carried 4-0.

- F.4 Review, discussion, and possible action to approve the variance to extend the fence height to 7 ½ feet tall with 3 wire barbed wire on the top at **391 Blakeland Drive, (Tract 103 Block 003 Lot 033) 2.130 acres.** **FOR POSSIBLE ACTION**

The property owner is requesting a variance to extend the fence height to 7 ½ feet tall with 3 wire barbed wire on the top.

No Public Comment

Member Kelly moved/Member Czegledi seconded to approve the variance to extend the fence height to 7 ½ feet tall with 3 wire barbed wire on the top at 391 Blakeland Drive, (Tract 103 Block 003 Lot 033). Motion carried 4-0.

- F.5 Review, discussion, and possible action to approve the variance to extend the fence height to 7 ½ feet tall with 3 wire barbed wire on the top at **670 Bronco Drive, (Tract 403 Block x Lot x) 141.750 acres.** **FOR POSSIBLE ACTION**

The property owner is requesting a variance to extend the fence height to 7 ½ feet tall with 3 wire barbed wire on the top.

No Public Comment

Member Kelly moved/Member Czegledi seconded to approve the variance for the leased area to extend the fence height to 7 ½ feet tall with 3 wire barbed wire on the top at 670 Bronco Drive, (Tract 403 Block x Lot x). Motion carried 4-0.

- F.6 Review, discussion, and consideration to approve a Commercial Sign Permit for The Watering Hole, type of business: BAR: located at **559 Spring Valley Court., (Tract 201 Block 004 Lot 012) 2.350 acres.** **FOR POSSIBLE ACTION**

The property owner is requesting a Commercial Sign Permit to replace the existing sign at the Watering Hole. Property Owner was not present.

Discussion regarding the brightness of the sign and if it is in the right-of-way.

Attorney McConnell stated that the committee should consider avoiding a brightness nuisance and ensure it is not within the right of way.

No Public Comment

Member Kelly moved/Member Czegledi seconded to table the Conditional Sign Permit at 559 Spring Valley Court., (Tract 201 Block 004 Lot 012), requesting additional information to bring back to the January COA meeting. Motion carried 4-0.

G. VIOLATIONS

- G.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 **111 Edgewood Avenue, (Tract 105 Block 001 Lot 009) 2.150 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 Czegledi moved/Member Kelly seconded to refer to the SCA Board of Directors to take legal action at 111 Edgewood Avenue, (Tract 105 Block 001 Lot 009). Motion carried 4-0.

- G.2 Review, discussion, and possible action regarding **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 **169 Flowing Wells Drive, (Tract 301 Block 002 Lot 034) 4.610 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since August 2023. Staff has had recent contact with the renters, and they are requesting to put the weeds on hold until Spring and 30 days to remove the construction materials.

The property owner, Lisa Wilson, was on the phone and stated that this just came to her attention a week ago and that the renters will be moving the construction materials tomorrow and asked for an extension on the weeds.

No public comment

Member Vavrck moved/Member Czegledi seconded to table the violations at 169 Flowing Wells Drive, (Tract 301 Block 002 Lot 034), staff needs to review the property by March and bring back to the April COA if not in compliance. Motion carried 4-0.

- 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 **271 Blakeland Drive, (Tract 103 Block 003 Lot 013) 1.870 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since May 2023 and last contact with the property owner was June 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 271 Blakeland Drive, (Tract 103 Block 003 Lot 013). Motion carried 4-0.

- G.4 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 **390 Thoroughbred Drive, (Tract 103 Block 009 Lot 007) 1.750 acres.** **FOR POSSIBLE ACTION**

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

No Public Comment

Member Vavrck moved/Member Kelly seconded to refer to the SCA Board of Directors to take legal action at 390 Thoroughbred Drive, (Tract 103 Block 009 Lot 007). Motion carried 4-0.

- 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 **437 Lyndhurst Drive, (Tract 101 Block 006 Lot 015) 1.530 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since August 2023 and last contact with the property owner was November 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 at 437 Lyndhurst Drive, (Tract 101 Block 006 Lot 015). Motion carried 4-0.

- G.6 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 **532 Charlwood Court, (Tract 101 Block 003 Lot 007) 2.260 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since September 2023, and has had no contact with the property owner. 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 at 532 Charwood Court, (Tract 101 Block 003 Lot 007). Motion carried 4-0.

- G.7 Review, discussion, and possible action regarding **COA R&R's: 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 **572 Gilia Place, (Tract 202 Block 037 Lot 026) 1.600 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since May 2023 and last contact with the property owner was June 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 at 572 Gilia Place, (Tract 202 Block 037 Lot 026). Motion carried 4-0.

- 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 **615 Palace Parkway, (Tract 402 Block 009 Lot 014) 1.230 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since May 2023. Staff recently spoke with the renters, and they said it has all been removed. The property owner was not present.

No public comment.

Member Czegledi moved/Member Vavrick seconded to table the violations at 615 Palace Parkway, (Tract 402 Block 009 Lot 014), staff needs to review and bring back to the January COA meeting if not in compliance. Motion carried 4-0.

- G.9 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 638 Willington Drive, (Tract 401 Block 022 Lot 021) 2.060 acres.

FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since May 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 regarding 638 Willington Drive, (Tract 401 Block 022 Lot 021). Motion carried 4-0.

- 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 **795 Thorpe Drive, (Tract 403 Block 018 Lot 054) 1.520 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since September 2023 and has had no contact with the property owner. 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 795 Thorpe Drive, (Tract 403 Block 018 Lot 054). Motion carried 4-0.

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 Robert Brown is going to court at the end of the month for a judgement. A couple properties have paid out of legal, and two properties are up for sale at auction this Thursday.

I. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the November 13,2023 Regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member Czegledi moved/Member Kelly seconded to approve the minutes from the November 13,2023 Regular Meeting. Motion carried 4-0.

J. REPORTS

J.1 Approval of the Committee of Architecture Revenue Report for November 2023.

FOR POSSIBLE ACTION

J.2 Approval of the Committee of Architecture Occupancy Report for November 2023.

FOR POSSIBLE ACTION

J.3 Approval of the Committee of Architecture Violation Report for November 2023.

FOR POSSIBLE ACTION

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

No public comment was received.

Member Kelly moved/Member Vavrck seconded to accept the reports in the binder for November 2023. Motion carried 4-0.

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, January 8, 2024.

FOR POSSIBLE ACTION

M. ADJOURN MEETING

Chair Martindale adjourned the meeting at 6:59 p.m.

FOR POSSIBLE ACTION