



## **SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES**

Spring Creek Association (“SCA”) Committee of Architecture  
Monday, April 10, 2023, 5:30 PM, PST  
Fairway Community Center Meeting Room  
401 Fairway Blvd, Spring Creek, Nevada

The meeting was held telephonically through Zoom.com due to the COVID-19 Pandemic

**PRESENT:** Kevin Martindale – Chair, Nick Czegledi, Kenny Kelly, Bonnie Bawcom, Kelly DiLulo

**ABSENT:** All Present

**STAFF PRESENT:** President Jessie Bar, COA Secretary Rikki Bundrock

**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***

No public comment was received.

**E. UNFINISHED BUSINESS - NONE**

**F. NEW BUSINESS**

- F.1 Review, discussion, and consideration to approve a Home Occupation Permit for **LITTLE DINO'S DAYCARE LLC** type of business: **CHILDARE** located at 277 Brooklawn Drive, (Tract 106C, Block 001, Lot 010) – 1.100 acres

***FOR POSSIBLE ACTION***

Property Owner Jacob Andreozzi was present as well as Kaylee Olson (the applicant for the home occupation. Kaylee said she should have the final paperwork for childcare licensing from the State of Nevada in July, but she needs the HOA approval to submit with the State application. She provided the plot map showing adequate parking.

Member Czegledi moved/Member Kelly seconded to approve the Home Occupation for LITTLE DINO'S DAYCARE, LLC at 277 Brooklawn Drive (Tract 106C, Block 001, Lot 010) 1.100 acres Motion carried 5-0

***FOR POSSIBLE ACTION***

- F.2 Review, discussion, and possible action to approve a Livestock Permit for two (2) pigs and at **40 Arroyo Vista Drive, (Tract 303, Block 004, Lot 007) – 5.230 acres**

***FOR POSSIBLE ACTION***

Property Owner Rebecca Schaffner and her son Simon were present. Simon explained that the pigs are a project for FFA and would be going to market in August. A plot map and pictures of the shelter were provided.

Member Bawcom moved/Member Kelly seconded to approve the livestock permit for two (2) pigs at 40 Arroyo Vista Drive (Tract 303, Block 004, Lot 007) 5.230 acres Motion carried 5-0

- F.3 Review, discussion, and possible action to approve a Livestock Permit for two (2) goats at **766 Wolcott Drive, (Tract 401, Block 021, Lot 024) – 2.070 acres**

***FOR POSSIBLE ACTION***

Sierra Hartwick was on the phone. A plot map and pictures of the shelter were provided.

Member Czegledi moved/Member Bawcom seconded to approve the livestock permit for two (2) goats at 766 Wolcott Drive, (Tract 401, Block 021, Lot 024) 2.070 acres Motion carried 5-0

- F.4 Review, discussion, and possible action to approve a Livestock Permit for three (3) pigmy goats at **177 Charlwood Lane, (Tract 101, Block 008, Lot 045) – 2.130 acres**

**FOR POSSIBLE ACTION**

No public comment.

Member Kelly moved/Member DiLulo seconded to approve the livestock permit for three (3) pigmy goats at 177 Charwood Lane (Tract 101, Block 008, Lot 045) 2.130 acres Motion carried 5-0

**FOR POSSIBLE ACTION**

- F.5 Discussion and consideration to approve the second reading of Committee of Architecture Rules and Regulations #35 entitled: SNOW REMOVAL POLICY. This is a new rule defining specific rules relating to pushing, plowing, or blowing snow into or across the roadways that are associated with the Spring Creek Association.

**FOR POSSIBLE ACTION**

Attorney McConnell explained that we do not have a rule, only a snowplow policy so there is no enforcement mechanism. As it is now, we can only ask them not to do it. If a rule is made, the violation could be brought before the COA for a nuisance.

Tom Hannum explained that the 2<sup>nd</sup> plow does damage to the sides of the roads when property owners push out of their driveway against the edge of the roads.

Member Bawcom said she likes the rule change. Member Kelly agreed and said pushing the snow across the road is just putting your problems onto somebody else. He did suggest the SCA create a way to help those that cannot afford to pay somebody to plow. President Jessie Bahr said that have been working on a 501C3 to help people.

Chair Martindale moved/Member Kelly seconded the motion to approve the 1<sup>st</sup> reading of the Committee of Architecture Rules and Regulations #35 entitled: SNOW REMOVAL POLICY Motion carried 3-1, Member Czeglédi opposed.

- F.6 Discussion and consideration to approve the first reading of the Committee of Architecture Rules and Regulations #10 entitled: RIGHT-OF-WAY STORAGE AND PARKING. This amends the rules outlining the requirements regarding Right-of-way parking and storage.

**FOR POSSIBLE ACTION**

Tom Hannum explained that many of the roads are not wide enough for people to park in the right-of-way. He said it creates many issues such as, vehicles in the way during chip sealing projects, doesn't meet fire code widths for fire trucks to fit down some of the smaller roads, and it can create hazardous conditions during the winter.

Member Kelly expressed concern about passing a rule that could create problems in the future for homeowners. Member Kelly and Member Czeglédi would like the rule to exempt those that park at the beginning of their driveways. Tom Hannum explained that every property owner has legal access to one driveway.

President Bahr explained that as it is written now, the COA cannot address that cars that are parked in the road. She said the rule is a mechanism to get it in front of the COA if needed.

Member DiLulo moved/Member Bawcom seconded the motion to approve the 1<sup>st</sup> reading of the Committee of Architecture Rules and Regulations #10 entitled: RIGHT-OF-WAY STORAGE AND PARKING. Motion carried 5-0

**G. VIOLATIONS**

G.1 Review, discussion, and possible action regarding SCA DOR’s Storage of Tools and Trash and 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 **573 Flowing Wells Lane, (Tract 301, Block 002, Lot 029) 4.540 acres**

No public comment.

Secretary Bundrock stated the property has been in violation since August 2022 and there has been no contact from the property owner.

Member DiLulo moved/Member Kelly seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 573 Flowing Wells Lane (Tract 301, Block 002, Lot 029 4.540 acres. 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 to the Committee.

**I. REVIEW AND APPROVAL OF MINUTES**

Approval of minutes from the March 13, 2023, regular meeting.

**FOR POSSIBLE ACTION**

No public comment was received.

Chair Martindale moved/Member Czegledi seconded to approve the minutes from the March 13, 2023 regular meeting. Motion carried 5-0

**J. REPORTS**

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

**FOR POSSIBLE ACTION**

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

**FOR POSSIBLE ACTION**

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

**FOR POSSIBLE ACTION**

No public comment was received.

Member Czegledi moved/Member Kelly seconded to approve the reports in the binder for March 2023. Motion carried 5-0.

**K. PUBLIC COMMENT**

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No public comment was received.

**L. NEXT REGULAR MEETING**

The next regular meeting of the Committee of Architecture is scheduled for Monday, May 8, 2023.

***FOR POSSIBLE ACTION***

**M. ADJOURN MEETING**

Chair Martindale adjourned the meeting at 6:35 p.m.

**FOR POSSIBLE ACTION**