



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Committee of Architecture
Monday, June 12, 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, Kelly Dilulo, Bonnie Bawcom(via phone)

ABSENT: Kenny Kelly(entered at 5:35pm via phone)

STAFF PRESENT: President Jessie Bahr (via phone), Secretary/Treasurer Kristine Austin-Preston, COA Secretary Cheri Duncan, COA Department Rikki Bundrock

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

No public comment was received.

E. UNFINISHED BUSINESS

- E.1 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 **597 Westcott Drive (Tract 401, Block 012, Lot 020) 2.640 acres.**

FOR POSSIBLE ACTION

No public comment

Secretary Bundrock stated the property has been in violation since August 2021 and was tabled until the June COA meeting, and there has been no contact from the property owner.

Member Czegledi moved/Member DiLulo 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) 2.640 acres. Motion carried 4-0.

F. NEW BUSINESS

- F.1 Review, discussion, and possible action regarding property violation of the COA Rules and Regulations: **Nuisance** located at **451 Westby Dr., (Tract 202, Block 011, Lot 043) 1.070 acres**

FOR POSSIBLE ACTION

Lyle Anthony was present and spoke about excessive dust and ATV use at the property next door. He stated that the rules explicitly require them to mitigate the dust and noise. He stated the problem continues after riding because there is no vegetation in the yard.

Attorney McConnell commented that since the offending party did not appear and there is no abatement plan, if the Committee believes the burden of proof has been met for a nuisance, it can be sent to the Board for further action. The offender will also be noticed for the Board meeting.

Member DiLulo moved/Member Czegledi seconded to refer to the Board of Directors and uphold fines and for any further action or refer to legal for the nuisance at 451 Westby Drive (Tract 202, Block 011, Lot 043. Motion carried 5-0.

FOR POSSIBLE ACTION

- F.2 Review, discussion, and possible action regarding property violation of the COA Rules and Regulations: **Nuisance** located at **695 Palace Pkwy, (Tract 403, Block 018, Lot 067) 1.030 acres**

FOR POSSIBLE ACTION

Jennifer Cambra was present and spoke about the neighbor's three dogs that have no fence or kennels. The dogs use their front yard as a bathroom. They jumped her back

fence and get into her yard which caused her dogs to start jumping out. She must keep her dog kenneled now to keep it in the yard. The dogs killed a deer in their front yard. They bark/growl and harass everyone who comes to the front door. They have made multiple complaints with Animal control and Nevada Fish & Game have been contacted. The offending property owner was not in attendance.

Public Comment:

Sarah Dutton, Hair of the Dog Grooming, asked how many instances and commented generally on the animal control processes.

Attorney McConnell commented that the only option was to refer it to the Board and if they continued to not respond, we could get a court order to abate the nuisance.

Member DiLulo moved/Chair Kelly seconded to forward the nuisance at 695 Palace Pkwy(Tract 403, Block 018, Lot 067) to the Board of Directors to uphold all fines for further action and possibly refer to legal. Motion carried 5-0

- F.3 Review, discussion, and possible action regarding property violation of the COA Rules and Regulations: **Nuisance** located at **424 Westby Dr., (Tract 202, Block 012, Lot 034) 1.030 acres**

FOR POSSIBLE ACTION

No public comment

Secretary Bundrock stated that Catelynn Zeller was unable to attend filed a nuisance complaint due to dogs excessively barking all the time. The dogs also attacked her dog. The property owner was not in attendance. They stated that they have made multiple efforts to resolve the issue.

Member DiLulo moved/Member Kelly seconded to forward to the Board of Directors and uphold all fines and any further action or refer to legal the nuisance at 424 Westby Dr.,(Tract 202, Block 012, Lot 034). Motion carried 5-0

- F.4 Review, discussion, and consideration to approve a Home Occupation Sign Permit for **Poppy's Salon LLC** type of business: **DOG GROOMING**: located at **61 Spring Creek Parkway, (Tract 102 Block 015 Lot 019) 2.270 acres**

FOR POSSIBLE ACTION

No public comment.

The property owner was not present. No plot plan was available and the sign size was not specific. It was mentioned that the sign could not be more than three square feet for a home occupation.

Member Czegledi moved/Member DiLulo seconded to table the Home Occupation Permit for Poppy's Salon, LLC located at 61 Spring Creek Parkway (Tract 102, Block 015, Lot 019) instructing her to provide a plot plan and sign size. Motion carried 5-0
FOR POSSIBLE ACTION

- F.5 Review, discussion, and consideration to approve a Home Occupation Permit for **Hair of the Dog Grooming** Salon type of business: **DOG GROOMING**: located at **115 Spring Creek Parkway, (Tract 102 Block 014 Lot 023) 2.160 acres**
FOR POSSIBLE ACTION

Property Owner Sarah Dutton was present. She has a dog grooming business that she runs from her property. Her business is by appointment only, she doesn't have specific hours or days. She usually works from 8 to 2 but no later than 4 and no weekends.

No public comment.

Member Czegledi moved/Member DiLulo seconded to approve the Home Occupation Permit for Hair of the Dog Grooming at 115 Spring Creek Pkwy., (Tract 102, Block 014, Lot 023). Motion carried 5-0

- F.6 Review, discussion, and possible action to approve a Livestock Permit for two (2) mini cows at **790 Spring Valley Pkwy., (Tract 202 Block 009 Lot 001) – 1.530 acres**
FOR POSSIBLE ACTION

Property Owner Bradley Gregorio's Wife was present. They are requesting a permit for 2 mini cows. The plot map and pictures of the shelters were provided.

No public comment.

Member DiLulo moved/Member Czegledi seconded to approve the Livestock Permit for two (2) mini cows at 790 Spring Valley Pkwy., (Tract 202 Block 009 Lot 001). Motion carried 5-0

- F.7 Review, discussion, and possible action to approve a Livestock Permit for two (2) Nigerian Dwarf Goats at **789 Parkridge Pkwy., (Tract 403 Block 017 Lot 012) – 1.210 acres**
FOR POSSIBLE ACTION

Property Owner Damian was present and requesting a permit for two Nigerian dwarf goats. They have proper fencing and shelter.

No public comment.

Chair Martindale moved/Member Bawcom seconded to approve the Livestock Permit for (2) Nigerian dwarf goats at 789 Parkridge Pkwy., (Tract 403 Block 017 Lot 012). Motion carried 5-0

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 **376 Royal Oak Drive (Tract 402 Block 003 Lot 004) 1.010 acres** No public comment.

Secretary Duncan stated the property has been in violation since July 2021.

The property owner contacted the staff and requested additional time to complete the painting.

No public comment.

Member DiLulo moved/Member Czegledi seconded to continue the violations until July 31,2023 on 376 Royal Oak Drive (Tract 402 Block 003 Lot 004). 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 **926 Oakmont Drive (Tract 402 Block 015 Lot 011) 1.050 acres**

FOR POSSIBLE ACTION

No public comment.

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

No public comment

Member Czegledi moved/Member DiLulo seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 926 Oakmont Dr. (Tract 402, Block 015, Lot 011). Motion carried 5-0

- G.3 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 **319 Greencrest Drive (Tract 101A Block 001 Lot 053) 4.400 acres**

FOR POSSIBLE ACTION

No public comment.

Secretary Bundrock stated the property has been in violation since August 2021.

The property owner contacted staff and requested more time to clean up property and paint shed.

Member Czegledi moved/Member DiLulo seconded to continue the violations at 319 Greencrest Drive (Tract 101A Block 001 Lot 053) until July 31st. Motion carried 5-0

- G.4 Review, discussion, and possible action regarding **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 **128 Birchwood Drive (Tract 101 Block 002 Lot 002) 1.850 acres**

FOR POSSIBLE ACTION

No public comment.

Secretary Bundrock stated the property has been in violation since September 2021. The property owner was present.

Property owner, Rick Sheets, said silver car had been covered and asked for more time to finish the painting of the shed due to weather.

Member Czegledi moved/Member Kelly seconded to give the property owner until July 31, 2023 to come into compliance and have staff review on or before that date regarding their violations at 128 Birchwood Drive (Tract 101 Block 002 Lot 002). Motion carried 5-0

- 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 **851 Spring Valley Parkway (Tract 202 Block 017 Lot 002) 1.160 acres**

FOR POSSIBLE ACTION

No public comment.

Secretary Duncan stated the property has been in violation since September 2022 and there has been no contact from the property owner. Member Czegledi stated that he drove by and they were currently painting.

Member DiLulo moved/Member Czegledi seconded to table the violations on 851 Spring Valley Parkway (Tract 202 Block 017 Lot 002) until July 31st and to come back on the August meeting if not in compliance. Motion carried 5-0

- 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 **408 Cameo Drive (Tract 107 Block 005 Lot 006) 2.140 acres**

FOR POSSIBLE ACTION

No public comment.

Secretary Duncan stated the property has been in violation since July 2022.

The property was reviewed on 6/7/2023 and the house has been painted and asking the committee to dismiss.

Chair Martindale moved/Member Czegledi seconded to dismiss violations at 408 Cameo Drive (Tract 107 Block 005 Lot 006). Motion carried 5-0

- 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 **735 Arroyo Vista Drive (Tract 301 Block 006 Lot 014) 4.780 acres**

FOR POSSIBLE ACTION

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. Upon review, either the fence or shed was moved and there is not a permit for the fence.

Member DiLulo moved/Member Czegledi seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 735 Arroyo Vista Drive (Tract 301, Block 006, Lot 014). Motion carried 5-0.

- G.8 Review, discussion, and possible action regarding **SCA DOR'S: Building Exterior** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **779 Holiday Drive (Tract 202 Block 001 Lot 029) 1.100 acres**

FOR POSSIBLE ACTION

No public comment.

Secretary Duncan stated the property has been in violation since August 2021 and there has been no contact from the property owner.

Member Czegledi moved/Member DiLulo seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 779 Holiday Drive (Tract 202, Block 001, Lot 029). Motion carried 5-0.

- 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 **622 Spring Valley Parkway (Tract 202 Block 009 Lot 055) 1.700 acres**

FOR POSSIBLE ACTION

No public comment.

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

Member DiLulo moved/Member Czegledi seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 622 Spring Valley Parkway (Tract 202, Block 009, Lot 055). Motion carried 5-0.

- G.10 Review, discussion, and possible action regarding **SCA DOR'S: Improvement Standards of Buildings, 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 **725 Holiday Drive (Tract 202 Block 001 Lot 020) 1.390 acres**

FOR POSSIBLE ACTION

Secretary Bundrock stated the property has been in violation since February 2021 and the property owner was on the phone. She stated that the inoperative violation has been resolved.

Property Owner Jason was on the phone and explained they have been working on cleaning up the yard, the car had been removed but he needed more time to paint the trim.

Attorney McConnell emphasized that the property does remain in violation so the Committee needs specific dates for the completion.

Member DiLulo moved/Member Czegledi seconded to dismiss the unsightly and inoperative vehicle violations and to table until August 31, 2023 the unsightly and improvement standards of buildings at 725 Holiday Drive (Tract 202, Block 001, Lot 020).

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 regarding staff reviews and properties to be put up for sale.

I. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the May 8, 2023, Regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member Czegledi moved/Member DiLulo seconded to approve the minutes from the May 8, 2023 Regular Meeting. Motion carried 5-0

J. REPORTS

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

Secretary Bundrock provided a general update on increased permits and violation reviews.

No public comment was received.

Member Czegledi moved/Member DiLulo seconded to approve the reports in the binder for May 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, July 10, 2023.

FOR POSSIBLE ACTION

M. ADJOURN MEETING

Chair Martindale adjourned the meeting at 7:04 p.m.

FOR POSSIBLE ACTION