



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

Spring Creek Association (“SCA”) Committee of Architecture  
Monday, July 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, Bonnie Bawcom(via phone)

**ABSENT:** Kenny Kelly(entered at 5:33pm via phone)

**STAFF PRESENT:** Secretary/Treasurer Kristine Austin-Preston, COA Secretary Cheri Duncan, COA Department Rikki Bundrock

**CORPORATE ATTORNEY:** Katie McConnell

**CALL TO ORDER:** Chair Martindale called the meeting to order in person and telephonically at 5:31 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: 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***

Secretary Duncan stated that there was a clerical error as the property owner was given until July 31st and this item should have appeared at the August meeting, not the July meeting.

No public comment

Member Czegledi moved/Member Kelly seconded to table the violations and have staff review on or before July 31<sup>st</sup> for compliance at 128 Birchwood Drive (Tract 101 Block 002 Lot 002) 1.850 acres. Motion carried 4-0.

**F. NEW BUSINESS**

- F.1 Review, discussion, and possible action to approve a variance for moving setback from 15' to 10' from existing garage at **531 Charwood Court., (Tract 101, Block 003, Lot 014) – 1.770 acres.** ***FOR POSSIBLE ACTION***

Property owners, Larry & Rochelle Bogdon, are requesting a variance from 15 feet to 10 feet between structures and said it would not be as close to the propane tank.

No Public Comment

Member Czegledi moved/Chair Martindale seconded to approve the variance for the setback from 15 feet to 10 feet at 531 Charwood Court., (Tract 101, Block 003, Lot 014) – 1.770 acres. Motion carried 4-0.

- F.2 Review, discussion, and consideration to approve a Home Occupation Permit for **Renegade Innovations Limited** type of business: **3D PRINTING**: located at **147 Deerbrush Drive., (Tract 102 Block 004 Lot 010) 1.640 acres.** ***FOR POSSIBLE ACTION***

Property owner, Spencer Sutherland, said there will only be online sales of 3D printing and no excessive traffic.

No Public Comment:

Member Bawcom moved/Member Czegledi seconded to approve the Home Occupation Permit for Renegade Innovations Limited 3D Printing at 147 Deerbrush Drive., (Tract 102 Block 004 Lot 010) 1.640 acres. Motion carried 4-0.

- F.3 Review, discussion, and consideration to approve a Home Occupation Permit for **Kind Cakes** type of business: **BAKERY**: located at **834 Thistle Drive., (Tract 402 Block 008 Lot 019) 1.110 acres.** ***FOR POSSIBLE ACTION***

The property owner is requesting a Home Occupation permit for a bakery. Property Owner was not present. Their application states they are selling outside of the home.

No public comment.

Chair Martindale moved/Member Czegledi seconded to approve the Home Occupation Permit for Kind Cakes at 834 Thistle Drive., (Tract 402 Block 008 Lot 019) 1.110 acres. Motion carried 4-0.

- F.4 Review, discussion, and consideration to approve a Commercial Sign Permit for **Ruby Blooms, LLC** type of business: **FLOWER SHOP**: located at **278 Spring Creek Parkway., (Tract 106D Block 002 Lot 002) 1.820 acres.** ***FOR POSSIBLE ACTION***

The property owner is applying for a commercial sign permit for Ruby Blooms flower shop. The property owner was not present.

No public comment.

There was general discussion that there are no size requirements for commercial signs.

Member Czegledi moved/Member Kelly seconded to approve the Commercial Sign Permit for Ruby Blooms, LLC located at 278 Spring Creek Parkway (Tract 106D, Block 002, Lot 002) 1.820 acres. Motion carried 4-0.

- F.5 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***

The property owner is requesting a home occupation permit for a tree nursery. he property owner was not present.

No public comment.

Attorney McConnell stated that this does not appear to be a home occupation and appears to be a commercial business.

The committee suggested to table and have business owner come explain more about the business.

Chair Martindale moved/Member Czegledi seconded to table the Home Occupation Permit for Eden Tree Nursery at 855 White Oak Drive., (Tract 402, Block 003, Lot 012). Instructing them to come to the August meeting with more information. Motion carried 4-0.

- F.6 Discussion and consideration to approve the first 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**

Attorney McConnell stated that the proposed rule is to address intentional feeding in relation to a deer management plan in conjunction with NDOW. Currently, there is no rule or enforceability for intentional feeding. We have taken the first three sentences of the NRS and would be treated as a nuisance.

No public comment.

Member Czegledi moved/Member Kelly seconded to approve the first reading of Committee of Architecture Rules and Regulations #37 entitled: DEER RULE. *Intentional feeding big game animals is prohibited within Spring Creek Association boundaries. Intentional feeding includes but is not limited to : placing, giving, exposing, depositing, distributing, or scattering any food or food products to attract big game mammals. Any violations of the rule shall be treated as a nuisance and shall be processed in accordance with Rule 25.*

Motion carried 4-0.

**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 **137 Arroyo Vista Drive (Tract 301 Block 007 Lot 010) 6.120 acres.** **FOR POSSIBLE ACTION**

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

No public comment.

Chair Martindale moved/Member Czegledi seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 137 Arroyo Vista Drive (Tract 301 Block 007 Lot 010). Motion carried 4-0.

- G.2 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 **17 Diamondback Place (Tract 301 Block 002 Lot 003) 3.950 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since July 2021. The property owner was present and stated that the violations have been corrected.

The property was reviewed on 7/7/2023 the violations have been resolved recommend the Committee to dismiss.

No public comment

Member Czegledi moved/Member Kelly seconded to dismiss violations at 17 Diamondback Place (Tract 301 Block 002 Lot 003). Motion carried 4-0.

- G.3 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R: Exterior Condition of Structures, 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 **371 Spring Valley Parkway (Tract 201 Block 004 Lot 020) 1.050 acres.**

**FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since May 2019 and has had no contact since November 2022.

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 371 Spring Valley Parkway (Tract 201 Block 004 Lot 020). Motion carried 4-0.

- G.4 Review, discussion, and possible action regarding **COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, SCA DOR's: Improper Use: Single Family Use** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **438 Spring Valley Parkway (Tract 202 Block 031 Lot 005) 1.070 acres.**

**FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since May 2021. The property was reviewed 6/30/2023 and violations have been resolved and asking the committee to dismiss.

No public comment.

Member Czegledi moved/Member Bawcom seconded to dismiss violations at 438 Spring Valley Parkway (Tract 202 Block 031 Lot 005). 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 **296 Flora Drive (Tract 106B Block 002 Lot 008) 1.000 acres**

**FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since July 2022. The property owner requested additional time to remove the vehicles.

No public comment.

Property owner, Tomas Garcia was on the phone and asked for 2 weeks to get them removed from the property.

Member Czegledi moved/Member Kelly seconded to table the violations at 296 Flora Drive (Tract 106B Block 002 Lot 008) until July 31, 2023 and to come back to the August meeting if not in compliance. Motion carried 4-0.

- G.6 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: Inoperative, Unregistered, Unlicensed Vehicles** and refer to the SCA Board of

Directors requesting to take legal action and uphold all fines regarding **279 Springfield Parkway (Tract 305 Block 004 Lot 001) 3.380 acres.** **FOR POSSIBLE ACTION**

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

Property owner, Carl Hayford spoke and requested until the end of September and plans to put up a fence and removal of some inoperative vehicles.

Attorney McConnell recommended a review on September 1 for the September 12 meeting.

No public comment.

Member Czegledi moved/Member Kelly seconded to table the violations to have staff review on or before September 1<sup>st</sup> for compliance or put on the September 11<sup>th</sup> meeting at 279 Springfield Parkway (Tract 305 Block 004 Lot 001) until 9/1/2023. Motion carried 4-0.

- 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 **606 Holiday Drive (Tract 202 Block 003 Lot 006) 1.650 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since September 2022 property owner called in and requested 30 days to repair the roof.

Property owner was present via phone and stated they have the materials for the roof and need additional time to finish.

No public comment.

Member Czegledi moved/Chair Martindale seconded to table the violations at 606 Holiday Drive (Tract 202 Block 003 Lot 006) instructing staff to review by September 1<sup>st</sup> and come back to the September meeting if not in compliance. Motion carried 4-0.

- G.8 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, 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 **392 Spring Creek Parkway (Tract 160C Block 001 Lot 031) 1.100 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since April 2022. Property was reviewed 7/9/2023 and violations have been resolved and requesting the committee to dismiss.

No public comment.

Member Czegledi moved/Member Bawcom seconded to dismiss violations at 392 Spring Creek Parkway (Tract 160C Block 001 Lot 031). Motion carried 4-0.

- G.9 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 **279 Flora Drive (Tract 106B Block 001 Lot 002) 1.020 acres.**

***FOR POSSIBLE ACTION***

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

No public comment.

Chair Martindale moved/Member Czegledi seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 279 Flora Drive (Tract 106B Block 001 Lot 002). 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 **123 Deerbrush Drive (Tract 102 Block 004 Lot 007) 1.340 acres.** ***FOR POSSIBLE ACTION***

Secretary Duncan stated the property has been in violation since September 2021 and has had no contact with the property owner since April 2022.

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 123 Deerbrush Drive (Tract 102 Block 004 Lot 007). Motion carried 4-0.

- 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 **520 Blackstone Drive (Tract 101 Block 002 Lot 068) 2.210 acres.** ***FOR POSSIBLE ACTION***

Secretary Duncan stated the property has been in violation since July 2022 and there has been no contact from the property owner since February 2023.

No public comment.

Chair Martindale moved/Member Czegledi seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at regarding 520 Blackstone Drive (Tract 101 Block 002 Lot 068). Motion carried 4-0.

- G.12 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 **633 Willington Drive (Tract 401 Block 021 Lot 003) 2.350 acres.** ***FOR POSSIBLE ACTION***

Secretary Duncan stated the property has been in violation since August 2021. The shed in violation has been removed from property. New violations need to be started for the shed pictured.

No public comment.

Member Czegledi moved/Member Bawcom seconded to dismiss and restart violations at 633 Willington Drive (Tract 401 Block 021 Lot 003). 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 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 June 12, 2023, Regular meeting.

**FOR POSSIBLE ACTION**

No public comment was received.

Member Czegledi moved/Member Kelly seconded to approve the minutes from the June 12, 2023 Regular Meeting. Motion carried 4-0.

**J. REPORTS**

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

**FOR POSSIBLE ACTION**

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

**FOR POSSIBLE ACTION**

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

**FOR POSSIBLE ACTION**

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

No public comment was received.

Chair Martindale moved/Member Czegledi seconded to accept the reports in the binder for June 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, August 14, 2023.

**FOR POSSIBLE ACTION**

**M. ADJOURN MEETING**

Chair Martindale adjourned the meeting at 6:41 p.m.

**FOR POSSIBLE ACTION**