



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Committee of Architecture
Monday, January 9, 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, Kenny Kelly, Bonnie Bawcom (via-phone)

ABSENT: All Present

STAFF PRESENT: Secretary/Treasurer Kristine Austin-Preston, COA Secretary Rikki Bundrock

CORPORATE ATTORNEY: Katie McConnell

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. OLD BUSINESS - NONE

F. NEW BUSINESS

- F.1 Discussion and consideration to approve the first reading of the Committee of Architecture Rules and Regulations #15 entitled: AUXILIARY OUTDOOR LIGHTING. This amends the rules outlining the requirements regarding Auxiliary Outdoor Lighting.
FOR POSSIBLE ACTION

Attorney McConnell stated that a new rule draft has been proposed to make the auxiliary light rule more specific. She explained that this provides clarity that auxiliary lights cannot extend off the property, but that brightness would have to be considered under a nuisance complaint.

Chairman Martindale read the proposed rule. Members Czegledi, Kelly and DiLulo felt the rule was reasonable. Member Kelly asked if it only applied to residential homes and not for streetlights or around mailbox areas. Attorney McConnell explained that the rule does not apply to commercial streetlights, only residential properties.

Pat Whitson (Tract 400) asked if the rule would apply to homeowners that have two-story homes with lighting already on the house. It was explained that this rule applies to auxiliary lights, not those already on a residence.

It was discussed to include additional language to clarify the difference between lights on a residence and auxiliary lights.

No action was taken. The rule will come back for an additional first reading after revision.

- F.2 Review, discussion, and possible action to approve a variance to build a shop in front of the house at **188 Bellwood Drive, (Tract 105, Block 009, Lot 013) – 1.860 acres.**
FOR POSSIBLE ACTION

Property Owner Jesse Ferris was present explained that the house backs up to the hill and there is no place in the back to put a garage.

Member Kelly commented on the plot plan that the proposed garage does not meet the 15-foot setback requirement from other structures.

Member Czegledi moved/Member Bawcom seconded to approve the variance to build the shop in front of the house at 188 Bellwood Drive, (Tract 105, Block 009, Lot 013) – 1.860 acres. Motion carried 4-1-0, Member Kelly against.

- F.3 Review, discussion, and consideration to approve a Home Occupation Permit for **MINERS JAVA** type of business: **MOBILE COFFEE TRAILER** located at **351 Spring Creek Parkway, (Tract 102, Block 012, Lot 017) – .560 acres.**

FOR POSSIBLE ACTION

Michelle Holden and Kaylee Thomsen (100 Tract) were present and spoke at the meeting. They explained to the committee that they are opening a mobile coffee shop. They requested that SCA would consider allowing them to be open on their property located at 351 Spring Creek Parkway. Attorney McConnell explained to them that it is fine to park their mobile coffee trailer at their residence, but they cannot sell and operate a commercial business on a property zoned AR. Any special event permission, such as for a parade, could be discussed with the administration in the future.

Member Kelly moved/Member DiLulo seconded to approve the home occupation permit for Miner's Java type of business: Mobile Coffee Trailer located at 351 Spring Creek Parkway (Tract 102, Block 012, Lot 017). Motion carried 5-0.

- F.4 Review, discussion, and consideration to approve a Home Occupation Permit for **ODP INSPECTIONS, LLC** type of business: **HOME INSPECTIONS** located at **927 Bronco Drive, (Tract 403, Block 018, Lot 034) – 1.430 acres.**

FOR POSSIBLE ACTION

Property owner Pat Whitson (400 Tract) was present. He stated his home-based business would not generate traffic and does not plan to advertise with a sign in front of his property. He stated that he is licensed through the State and the only work at the home would be clerical.

Member Bawcom moved/Member DiLulo seconded to approve the home occupation permit for **ODP INSPECTIONS, LLC** type of business: **HOME INSPECTIONS** located at 927 Bronco Drive (Tract 403, Block 018, Lot 034). Motion carried 5-0

G. 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.

H. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the December 12, 2022, regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member Czegledi moved/Member Bawcom seconded to approve the minutes from the December 12, 2022, regular meeting. Motion carried 5-0.

I. REPORTS

- J.1 Approval of the Committee of Architecture Revenue Report for December 2022.
FOR POSSIBLE ACTION
- J.2 Approval of the Committee of Architecture Occupancy Report for December 2022.
FOR POSSIBLE ACTION
- J.3 Approval of the Committee of Architecture Violation Report for December 2022.
FOR POSSIBLE ACTION

No public comment was received.

Member DiLulo moved/Member Kelly seconded to approve the reports in the binder for December 2022. Motion carried 5-0.

J. PUBLIC COMMENT

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NON-ACTION ITEM

No Public Comment

K. NEXT REGULAR MEETING

The next regular meeting of the Committee of Architecture is scheduled for Monday, February 13, 2023.
FOR POSSIBLE ACTION

L. ADJOURN MEETING

FOR POSSIBLE ACTION

Chair Martindale adjourned the meeting at 6:12 pm.