



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING NOTICE

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, September 11, 2023**, at the Fairway Community Center Meeting Room, 401 Fairway Blvd, Spring Creek, NV beginning at **5:30 P.M. (PST)**

There may be a quorum of the SCA Board of Directors present at the meeting, however; they will not be conducting any Association business.

Posted with this Notice is the agenda for said meeting of the Committee of Architecture. This notice is to be posted at the following places by **9:00 a.m. PST, Wednesday, September 6, 2023**:

SCA Office @ 401 Fairway Blvd.
Country Club Shell

Khoury's Market Community Board
SCA Horse Palace

Spring Creek Association Website: www.springcreeknv.org

THE REGULAR COA MEETING ROOM IS ACCESSIBLE TO THE PUBLIC FOR THIS MEETING. YOU ARE WELCOME TO ATTEND IN PERSON. THE SPRING CREEK ASSOCIATION REGULAR COA MEETING FOR SEPTEMBER 11, 2023, WILL ALSO BE AVAILABE VIA ZOOM.

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Meeting ID: 846 6244 2193 Passcode: 276907

1-346-248-7799

1-253-215-8782

Comments may be submitted by e-mail to: COA@springcreeknv.org by September 8, 2023.

NOTICE TO PERSONS WITH DISABILITIES:

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the Committee of Architecture in writing at: 401 Fairway Blvd; Spring Creek, NV 89815, by E-mail to coa@springcreeknv.org, or by calling (775) 753-6295 at least 48-hours prior to the scheduled meeting.

Respectfully Submitted,

Committee of Architecture
Spring Creek Association

**SPRING CREEK ASSOCIATION
COMMITTEE OF ARCHITECTURE
Regular Meeting
5:30 P.M., P.S.T., Monday, September 11, 2023
401 Fairway Blvd, Spring Creek, NV 89815
Zoom Access Available**

AGENDA

COMMITTEE MEMBERS:

Kevin Martindale – Chair
Bonnie Bawcom – Member
Nick Czegledi – Member
Kenny Kelly – Member
Elex Vavrick - Member

NOTICE:

- **Items may be taken out of order.**
- **Two or more items may be combined.**
- **Items may be removed from agenda or delayed at any time.**
- **Restrictions regarding Public Comment:** Pursuant to N.R.S 241.020(c) (3), this time is devoted to comments by the 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 Committee of Architecture 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.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

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. OLD BUSINESS

F. NEW BUSINESS

F.1 Review, discussion, and possible action to approve a variance for the shop to be 21.6' to the peak instead of 20' at **415 Bluecrest Lane., (Tract 105, Block 005, Lot 019) – 1.620 acres.**

FOR POSSIBLE ACTION

- F.2 Review, discussion, and consideration to approve a Conditional Use 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**
- F.3 Review, discussion, and consideration to approve a Home Occupation Permit for **Revival Wellness** type of business: **Mobile IV Therapy**: located at **911 Oakmont Drive., (Tract 402 Block 017 Lot 011) 1.150 acres.** **FOR POSSIBLE ACTION**
- F.4 Review, discussion, and possible action regarding property violation of the COA Rules and Regulations: **Nuisance** located at **611 Hayland Drive., (Tract 202, Block 009, Lot 041) 1.320 acres** **FOR POSSIBLE ACTION**
- F.5 Review, discussion, and possible action regarding property violation of the COA Rules and Regulations: **Nuisance** located at **672 Holiday Drive., (Tract 202, Block 003, Lot 017) 1.140 acres** **FOR POSSIBLE ACTION**
- F.6 Review, discussion, and possible action to approve the first reading of the revised Committee of Architecture Rules and Regulation #30: Commercial Business Permit. **FOR POSSIBLE ACTION**
- F.7 Review, discussion, and possible action to approve the first reading of the revised Committee of Architecture Rules and Regulation #16: Fencing and Walls. **FOR POSSIBLE ACTION**

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 **672 Holiday Drive, (Tract 202 Block 003 Lot 017) 1.140 acres.** **FOR POSSIBLE ACTION**
- 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 **257 Edgewater Court, (Tract 201 Block 003 Lot 022) 2.640 acres.** **FOR POSSIBLE ACTION**
- G.3 Review, discussion, and possible action regarding **COA R&R: 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 **593 Empress Drive, (Tract 202 Block 036 Lot 004) 2.000 acres.** **FOR POSSIBLE ACTION**
- G.4 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 **428 Cedarlawn Drive, (Tract 202 Block 030 Lot 034) 1.090 acres.** **FOR POSSIBLE ACTION**
- G.5 Review, discussion, and possible action regarding **COA R&R: 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 **511 Lynx Drive, (Tract 202 Block 018 Lot 060) 1.300 acres.** **FOR POSSIBLE ACTION**
- 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 **924 Spring Valley Parkway, (Tract 202 Block 029 Lot 027) 1.030 acres.**

FOR POSSIBLE ACTION

- G.7 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 **764 Thorpe Drive, (Tract 403 Block 019 Lot 006) 1.000 acres.**
FOR POSSIBLE ACTION
- G.8 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 **754 Wolcott Drive, (Tract 401 Block 020 Lot 006) 2.010 acres.**
FOR POSSIBLE ACTION
- G.9 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 **534 Croydon Drive, (Tract 101 Block 005 Lot 024) 1.260 acres.** ***FOR POSSIBLE ACTION***
- 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 **304 Oakshire Drive, (Tract 106A Block 003 Lot 016) 1.080 acres.**
FOR POSSIBLE ACTION
- G.11 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 **397 Westby Drive, (Tract 202 Block 011 Lot 034) 1.240 acres.**
FOR POSSIBLE ACTION
- G.12 Review, discussion, and possible action regarding **COA R&R's Inoperative, Unregistered, Unlicensed Vehicles, SCA DOR's: 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 **531 Lynx Lane., (Tract 202 Block 018 Lot 066) 1.270 acres.** ***FOR POSSIBLE ACTION***
- G.13 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 **520 Gypsum Drive, (Tract 202 Block 025 Lot 033) 1.230 acres.** ***FOR POSSIBLE ACTION***
- G.14 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 **642 Spring Creek Parkway, (Tract 101 Block 005 Lot 034) 1.780 acres.**
FOR POSSIBLE ACTION

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***

I. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the August 14, 2023, regular meeting. ***FOR POSSIBLE ACTION***

J. REPORTS

J.1 Accept the Committee of Architecture Revenue Report for August 2023.

FOR POSSIBLE ACTION

J.2 Accept the Committee of Architecture Occupancy Report for August 2023.

FOR POSSIBLE ACTION

J.3 Accept the Committee of Architecture Violation Report for August 2023.

FOR POSSIBLE ACTION

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

L. NEXT MEETING

The next regular meeting of the Committee of Architecture is scheduled for Monday, October 9, 2023, it would be the Board's pleasure to move the meeting to Wednesday, October 11, 2023 due to the Columbus Day Holiday.

FOR POSSIBLE ACTION

M. ADJOURN MEETING

Declaration of Posting of
Spring Creek Association
Committee of Architecture's Regular Meeting Agenda

I, the undersigned do hereby state and return that I received a copy of the Spring Creek Association Committee of Architecture's Meeting Agenda for the **September 11, 2023**, meeting, a true copy of which is attached hereto, and that I posted a copy of the Agenda at the following public places in County of Elko, State of Nevada as follows:

1. Spring Creek Association Administrative Offices
401 Fairway Blvd, Spring Creek, NV 89815

Date: 9/5/23 Time: 4:39 PM

2. Khoury's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815

Date: 9/5/23 Time: 5:28 PM

3. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV 89815

Date: 9/5/23 Time: 5:50 PM

4. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815

Date: 9/5/23 Time: 5:04 PM

I declare under penalty of perjury that the foregoing is true and correct.

DATED this 5th day of September, 2023.

By: Cheri Duncan

Name: Cheri Duncan

Title: COA Secretary