



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

Spring Creek Association ("SCA") Committee of Architecture  
Monday, September 9, 2024, 5:30 PM, PST  
Fairway Community Center Meeting Room  
401 Fairway Blvd, Spring Creek, Nevada

**PRESENT:** Kevin Martindale – Chair, Nick Czegledi, Elex Vavrick, Alan Kimbrell, Elisa Liebelt

**ABSENT:**

**STAFF PRESENT:** President Jessie Bahr- on the phone, Secretary/Treasurer Kristine Austin-Preston, COA Secretary Cheri Duncan

**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***

Gerald Lynch- Owner of Laser Construction said that he doesn't understand why we have a 20 ft height restriction on Accessory Buildings when the County is 25 ft. Engineered plans cost \$2500 then they must pay another \$400 for a variance with no guarantee of approval. All buildings with 14 ft doors over 35 ft max width needs to have a higher peak so you cannot build a 40 ft shop with a 20 ft peak. He has been building shops out here for 20 years and the permitting approval has changed.

Discussion- The rule has always been 20 ft but, due to staff changes over the years there has been some inconsistency. We are currently following the rule as it states in the DOR's.

Attorney McConnell stated that the rule can not be changed without a 75% vote due to it being in the DOR's. Variances can be granted. Variance requests need to have a reasoning behind it and needs to be necessity not a want. Each variance needs to be looked at on a case-by-case basis.

## **E. UNFINISHED BUSINESS**

- E.1 Review, discussion, and possible action to approve the second reading of the revised Committee of Architecture Rules and Regulation #16: Fences and Walls.

***FOR POSSIBLE ACTION***

Secretary Duncan stated that we are asking to approve the second reading of the revised Committee of Architecture Rules and Regulations #16: Fences and Walls.

No Public Comment

Chair Martindale moved/Member Liebelt seconded to approve the second reading of the revised Committee of Architecture Rules and Regulation #16: Fences and Walls. Motion carried 5-0.

## **F. NEW BUSINESS**

- F.1 Review, discussion, and possible action to approve a variance for the shop's setback be at 8 ft instead of 20ft from the property line at **532 Ashcroft Drive, (Tract 103 Block 005 Lot 003) 2.010 acres.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated the property owner is requesting approval for a variance for the shop's setback be at 8 ft instead of 20ft from the property line. The property owner was not present.

Mathew Wilson said that his son has lived there for two years and would like to use the existing pad that was on the property when he purchased it rather than tearing it out and putting in a new one.

No Public Comment

Member Czegledi moved/Member Kimbrell seconded to approve a variance at 532 Ashcroft Drive, (Tract 103 Block 005 Lot 003). Motion carried 4-1. Member Vavrick opposed.

## G. Violations

- G.1 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, 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 **134 Spring Creek Parkway, (Tract 106B Block 001 Lot 025) 1.010 acres.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that this property has been in violation since May 2024, and has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 134 Spring Creek Parkway, (Tract 106B Block 001 Lot 025). Motion carried 5-0.

- G.2 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 **235 Flora Drive, (Tract 102 Block 014 Lot 014) 2.100 acres.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that the property has been in violation since April 2024. Staff has had recent contact with the property owner and the violations have been corrected. The property owner was not present.

No Public Comment:

Member Czegledi moved/Member Vavrack seconded to dismiss violations at 235 Flora Drive, (Tract 102 Block 014 Lot 014). Motion carried 5-0.

- G.3 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, 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 **325 Oakmont Drive, (Tract 402 Block 002 Lot 007) 1.060 acres.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that this property has been in violation since February 2024, and staff has had no contact with the property owner since May 2024. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 325 Oakmont Drive, (Tract 402 Block 002 Lot 007). Motion carried 5-0.

- G.4 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 **357 Westcliff Drive, (Tract 201 Block 008 Lot 042) 1.230 acres.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that this property has been in violation since February 2024, and the staff has had recent contact with the property owner and the violations have been corrected. The property owner was not present.

No Public Comment

Member Kimbrell moved/Member Czegledi seconded to dismiss violations at 357 Westcliff Drive, (Tract 201 Block 008 Lot 042). Motion carried 5-0.

- G.5 Review, discussion, and possible action regarding **COA R&R's Inoperative, Unregistered, Unlicensed Vehicles, 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 **370 Lakeport Drive, (Tract 106B Block 004 Lot 030) 1.050 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since May 2024, and the staff has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 370 Lakeport Drive, (Tract 106B Block 004 Lot 030). Motion carried 5-0.

- G.6 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, 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 **387 Edgebrook Drive, (Tract 106B Block 002 Lot 047) 1.040 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since May 2024. The staff has had no contact with the property owner since July 2024. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 387 Edgebrook Drive, (Tract 106B Block 002 Lot 047). Motion carried 5-0.

- G.7 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 **393 Smokey Drive, (Tract 202 Block 010 Lot 003) 1.130 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2024 and has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 393 Smokey Drive, (Tract 202 Block 010 Lot 003). Motion carried 5-0.

- G.8 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 **411 Castlecrest Court, (Tract 202 Block 030 Lot 027) 1.580 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since March 2024 and the staff has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 411 Castlecrest Court, (Tract 202 Block 030 Lot 027). Motion carried 5-0.

- G.9 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's Inoperative, Unregistered, Unlicensed Vehicles, 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 **411 Lily Place, (Tract 202 Block 004 Lot 018) 1.050 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since March 2024, and staff has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 411 Lily Place, (Tract 202 Block 004 Lot 018). Motion carried 5-0.

- G.10 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 **415 Croydon Drive, (Tract 101 Block 008 Lot 032) 1.400 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since May 2024 and has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 415 Croydon Drive, (Tract 101 Block 008 Lot 032). Motion carried 5-0.

- G.11 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 **416 Lawndale Drive, (Tract 103 Block 009 Lot 006) 1.330 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since May 2024, and staff has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 416 Lawndale Drive, (Tract 103 Block 009 Lot 006). Motion carried 5-0.

- G.12 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's Inoperative, Unregistered, Unlicensed Vehicles, 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 **417 Merino Drive, (Tract 202 Block 012 Lot 010) 1.030 acres.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that this property has been in violation since May 2024 and staff has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 417 Merino Drive, (Tract 202 Block 012 Lot 010). Motion carried 5-0.

- G.13 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 **438 Tiffany Drive, (Tract 202 Block 025 Lot 060) 1.160 acres.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that this property has been in violation since March 2024 and has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 438 Tiffany Drive, (Tract 202 Block 025 Lot 060). Motion carried 5-0.

- G.14 Review, discussion, and possible action regarding **COA R&R's: 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 **447 Jasper Drive, (Tract 202 Block 030 Lot 009) 1.030 acres.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that this property has been in violation since March 2024 and has had no contact with the property. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 447 Jasper Drive, (Tract 202 Block 030 Lot 009). Motion carried 5-0.

- G.15 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 **459 Gypsum Drive, (Tract 202 Block 021 Lot 014) 1.000 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since July 2023 and last contact with the property owner was April 2024. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 459 Gypsum Drive, (Tract 202 Block 021 Lot 014). Motion carried 5-0.

- G.16 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 **462 Lawndale Drive, (Tract 103 Block 002 Lot 007) 1.668 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since May 2024 and has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 462 Lawndale Drive, (Tract 103 Block 002 Lot 007). Motion carried 5-0.

- G.17 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, 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 **467 Tiffany Drive, (Tract 202 Block 029 Lot 006) 1.120 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since March 2024 and has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 467 Tiffany Drive, (Tract 202 Block 029 Lot 006). Motion carried 5-0.

- G.18 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 **485 Westcliff Drive, (Tract 201 Block 007 Lot 028) 1.040 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since March 2024 and has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 485 Westcliff Drive, (Tract 201 Block 007 Lot 028). Motion carried 5-0.

- G.19 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 **513 Cessna Drive, (Tract 202 Block 002 Lot 002) 1.760 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since March 2024, staff has had recent contact with the property owner and they are requesting more time. The property owner was not present.

No Public Comment

No Action Taken

- G.20 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, 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 **525 Cessna Drive, (Tract 202 Block 002 Lot 001) 1.320 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since March 2024, staff has had recent contact with the property owner and they are requesting more time. The property owner was not present.

No Public Comment

No Action Taken

- G.21 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 **527 Cripple Creek Drive, (Tract 402 Block 016 Lot 009) 1.030 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2024 and has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 527 Cripple Creek Drive, (Tract 402 Block 016 Lot 009). Motion carried 5-0.

- G.22 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 **533 Lawndale Place, (Tract 103 Block 006 Lot 087) 1.060 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2024 and has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 533 Lawndale Place, (Tract 103 Block 006 Lot 087). Motion carried 5-0.

- G.23 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 **581 Palace Parkway, (Tract 402 Block 009 Lot 037) 1.050 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2024 and has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 581 Palace Parkway, (Tract 402 Block 009 Lot 037). Motion carried 5-0.

- G.24 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 **589 Hayland Drive, (Tract 202 Block 009 Lot 044) 1.060 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2024 and has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 589 Hayland Drive, (Tract 202 Block 009 Lot 044). Motion carried 5-0.

- G.25 Review, discussion, and possible action regarding **COA R&R's: 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 **641 Abarr Drive, (Tract 402 Block 007 Lot 018) 2.010 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2024 and has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 641 Abarr Drive, (Tract 402 Block 007 Lot 018). Motion carried 5-0.

- G.26 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 **648 Westby Drive, (Tract 202 Block 012 Lot 030) 1.600 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2024 and has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 648 Westby Drive, (Tract 202 Block 012 Lot 030). Motion carried 5-0.

- G.27 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 **684 Spring Creek Parkway, (Tract 106C Block 005 Lot 013) 3.090 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2022 and last contact with the property owner was July 2024. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 684 Spring Creek Parkway, (Tract 106C Block 005 Lot 013). Motion carried 5-0.

- G.28 Review, discussion, and possible action regarding **COA R&R's: 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 **695 Spring Valley Parkway, (Tract 202 Block 003 Lot 062) 1.520 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since March 2024 and last contact with the property owner was April 2024. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 695 Spring Valley Parkway, (Tract 202 Block 003 Lot 062). Motion carried 5-0.

- G.29 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 **711 Bronco Drive, (Tract 403 Block 025 Lot 010) 0.600 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2024 and has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 711 Bronco Drive, (Tract 403 Block 025 Lot 010). Motion carried 5-0.

- G.30 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 **720 Spring Valley Parkway, (Tract 202 Block 009 Lot 073) 1.530 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since April 2024 and has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 720 Spring Valley Parkway, (Tract 202 Block 009 Lot 073). Motion carried 5-0.

- G.31 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 **725 Parkridge Parkway, (Tract 403 Block 003 Lot 037) 1.270 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2024, and the staff has had recent contact with the property owner and the violations have been corrected. The property owner was not present.

No Public Comment

Member Liebelt moved/Member Czegledi seconded to dismiss violations at 725 Parkridge Parkway, (Tract 403 Block 003 Lot 037). Motion carried 5-0.

- G.32 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 **733 Westcott Drive, (Tract 401 Block 010 Lot 028) 2.000 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2024, staff has had recent contact with the property owner and they are requesting more time. The property owner was not present.

No Public Comment

No Action Taken

- G.33 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 **742 Westcott Drive, (Tract 401 Block 011 Lot 022) 2.140 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2024, staff has had recent contact with the property owner and they are requesting more time. The property owner was not present.

No Public Comment

No Action Taken

- G.34 Review, discussion, and possible action regarding **COA R&R's: Accessory Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **748 Westcott Drive, (Tract 401 Block 011 Lot 021) 2.090 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2024, staff has had no contact with the property owner.

Property Owner Andrew Milldrum said they have a tiny house on wheels on the property. He had intentions on permitting but now has decided to sell. They will get it listed to sell soon but, will need time to find a buyer.

No Public Comment

Member Kimbrell moved/Member Czegledi seconded to table the violations at 748 Westcott Drive, (Tract 401 Block 011 Lot 021) and bring back to the December COA Meeting if not in compliance. Motion carried 5-0.

- G.35 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 **751 Alpine Drive, (Tract 401 Block 011 Lot 017) 2.000 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2024 and has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 751 Alpine Drive, (Tract 401 Block 011 Lot 017). Motion carried 5-0.

- G.36 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, 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 **893 Spring Valley Parkway, (Tract 202 Block 028 Lot 012) 1.160 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since April 2024 and has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 893 Spring Valley Parkway, (Tract 202 Block 028 Lot 012). Motion carried 5-0.

- G.37 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, 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 **893 Zephyr Drive, (Tract 401 Block 017 Lot 025) 2.030 acres.**

**FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2024 and has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 893 Zephyr Drive, (Tract 401 Block 017 Lot 025). Motion carried 5-0.

- G.38 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, 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 **946 Spring Valley Parkway, (Tract 201 Block 006 Lot 033) 1.220 acres.**

**FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since April 2024, staff has had recent contact with the property owner and they are requesting more time. The property owner was not present.

No Public Comment

No Action Taken

- G.39 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 **960 Wolf Creek Circle, (Tract 402 Block 011 Lot 006) 1.050 acres.**

**FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2024 and has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 960 Wolf Creek Circle, (Tract 402 Block 011 Lot 006). 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 on the properties currently in legal status.

#### **I. REVIEW AND APPROVAL OF MINUTES**

Approval of minutes from the August 12, 2024 Regular meeting.

**FOR POSSIBLE ACTION**

No public comment was received.

Member Kimbrell moved/Member Liebelt seconded to approve the minutes from the August 12, 2024, Regular Meeting. Motion carried 4-0-1 (Member Czegledi abstained).

#### **J. REPORTS**

**J.1** Approval of the Committee of Architecture Revenue Report for August 2024.

**FOR POSSIBLE ACTION**

**J.2** Approval of the Committee of Architecture Occupancy Report for August 2024.

**FOR POSSIBLE ACTION**

**J.3** Approval of the Committee of Architecture Violation Report for August 2024.

**FOR POSSIBLE ACTION**

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

No public comment was received.

Member Czegledi moved/Member Vavrick seconded to accept the reports in the binder for August 2024. 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 was received.

#### **L. NEXT REGULAR MEETING**

The next regular meeting of the Committee of Architecture Scheduled for Monday, October 14, 2024, was moved to Tuesday, October 15, 2024, due to the Columbus Day Holiday.

**FOR POSSIBLE ACTION**

Chair Martindale moved/Member Czegledi seconded to approve moving the Monday, October 14, 2024, meeting to Tuesday, October 15, 2024. Motion carried 5-0.

#### **M. ADJOURN MEETING**

**FOR POSSIBLE ACTION**

Chair Martindale adjourned the meeting at 6:51 p.m.