



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

Spring Creek Association ("SCA") Committee of Architecture  
Monday, February 10, 2025, 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**

No Public Comment

**E. UNFINISHED BUSINESS- Consent Agenda**

***Items may be taken individually for consideration or may be taken as a group by the Committee of Architecture.*** **FOR POSSIBLE ACTION**

- E.1 Review, discussion, and possible action regarding **COA R&R's: Accessory Structures, SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **762 Hayland Drive, (Tract 202 Block 011 Lot 001) 1.330 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since August 2024, the last contact with the property owner was January 2025 and no improvements have been made. The property owner was not present.

No Public Comment

Member Kimbrell moved/Member Czegledi seconded to refer to the SCA Board of Directors to take legal action and uphold fines at 762 Hayland Drive, (Tract 202 Block 011 Lot 001). Motion carried 5-0.

**F. NEW BUSINESS**

- F.1 Review, discussion, and possible action to approve a Livestock Permit for one (1) mini cow at **742 Bronco Drive, (Tract 403 Block 017 Lot 017) 1.050 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property owner is requesting approval for a Livestock permit for one (1) mini cow. The property owner was not present.

No Public Comment

Member Czegledi moved/Member Liebelt seconded to approve the Livestock Permit at 742 Bronco Drive, (Tract 403 Block 017 Lot 017). Motion carried 5-0.

- F.2 Request by SCA Member for review and discussion regarding the maintenance of horses in AR zoning districts. **NON-ACTION ITEM**

Secretary Duncan stated the property owner is requesting to discuss the maintenance of horses in the AR zoning districts.

Property owner, Lucretia Siri, stated that she has had five horses on the property for eleven years. According to the DOR's, there are only 2 horses allowed per full acre and she is over that limit. She stated that when she obtained a livestock permit in 2019, she was told she did not need a permit for horses. She would like to keep the horses by using neighboring property acreages.

Staff Discussion- They could be kept on the neighboring properties if there are only two horses kept on each lot per full acre. Staff suggested giving the property owner more time to move the horses to another property.

Attorney Katie McConnell stated that we must comply with the DOR's, and suggested giving them a timeframe to get into compliance to ensure only two horses on the property.

No Public Comment

- F.3 Review, discussion, and possible action to approve a Livestock Permit for three (3) goats at **750 Hayland Drive, (Tract 202 Block 010 Lot 072) 1.240 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated the property owner is requesting approval for a Livestock permit for three (3) goats.

The property owner, Lucretia Siri, said that the goats are for roping, they do not belong to her but are kept on the property.

No Public Comment

Member Czegledi moved/Member Kimbrell seconded to approve the Livestock Permit at 750 Hayland Drive, (Tract 202 Block 010 Lot 072). Motion carried 4-1 (Member Vavrack opposed).

- F.4 Review, discussion, and possible action to approve a Livestock Permit for two (2) goats at **753 Lily Drive, (Tract 202 Block 004 Lot 016) 1.250 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated the property owner is requesting approval for a Livestock permit for two (2) goats. The property owner was not present.

No Public Comment

Member Kimbrell moved/Member Vavrack seconded to approve the Livestock Permit at 753 Lily Drive, (Tract 202 Block 004 Lot 016). Motion carried 4-1 (Member Vavrack opposed).

## **G. Violations- Consent Agenda**

***Items may be taken individually for consideration or may be taken as a group by the Committee of Architecture.***  
**FOR POSSIBLE ACTION**

- G.1 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **887 Palace Parkway, (Tract 403 Block 016 Lot 016) 1.060 acres.**  
**FOR POSSIBLE ACTION**

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

No Public Comment

Chair Martindale moved/Member Liebelt seconded to dismiss the Inoperative, Unregistered, Unlicensed violation and refer the Unsightly Storage of Tools and Trash violation to the SCA Board of Directors to take legal action and uphold fines at 887 Palace Parkway, (Tract 403 Block 016 Lot 016). 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 January 13, 2025, Regular meeting.

**FOR POSSIBLE ACTION**

No public comment was received.

Member Czegledi moved/Member Kimbrell seconded to approve the minutes from the January 13, 2024, Regular Meeting. Motion carried 4-0-1 (Member Liebelt abstained).

#### **J. REPORTS**

**J.1** Approval of the Committee of Architecture Revenue Report for January 2025.

**FOR POSSIBLE ACTION**

**J.2** Approval of the Committee of Architecture Occupancy Report for January 2025.

**FOR POSSIBLE ACTION**

**J.3** Approval of the Committee of Architecture Violation Report for January 2025.

**FOR POSSIBLE ACTION**

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

No public comment was received.

Member Liebelt moved/Member Czegledi seconded to accept the reports in the binder for January 2025. Motion carried 5-0.

#### **K. PUBLIC COMMENT**

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No public comment was received.

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

The next regular meeting of the Committee of Architecture is Scheduled for Monday, March 10, 2025. **FOR POSSIBLE ACTION**

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

**FOR POSSIBLE ACTION**

Chair Martindale adjourned the meeting at 6:11 p.m.