



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING NOTICE

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, January 12, 2026**, 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, January 7, 2026:

SCA Office @ 401 Fairway Blvd.
Country Club Shell
Spring Creek Association

Ridley's Market Community Board
SCA Horse Palace
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 JANUARY 12, 2026, WILL ALSO BE AVAILABLE VIA ZOOM.**

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Meeting ID: 868 0125 3980 Passcode: 973780
1-346-248-7799
1-253-215-8782

Comments may be submitted by e-mail to: COA@springcreeknv.org by January 9, 2026.

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, January 12, 2026

401 Fairway Blvd, Spring Creek, NV 89815

Zoom Access Available

AGENDA

COMMITTEE MEMBERS:

Alan Kimbrell – Chair

Elex Vavrick - Member

Elisa Liebelt – Member

Brittiney Hinkley – Member

Tamara Baker - 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. UNFINISHED BUISNESS

E.1 Review, discussion and possible action to consider a request from Sarah Stevenson for an extended stay longer than the two-week maximum allowed in **COA R&R's: Travel Trailers/Motorhomes at 523 Diamondback Drive, (Tract 301 Block 004 Lot 006) 4.060 acres.** **FOR POSSIBLE ACTION**

E.2 Review, discussion, and possible action regarding **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 **231 Charlwood Drive, (Tract 101 Block 008 Lot 001) 2.320 acres.**
FOR POSSIBLE ACTION

E.3. Review, discussion, and possible action regarding **COA R&R's Metal Storage Containers** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **519 Abarr Drive, (Tract 402 Block 006 Lot 012) 1.080 acres.**
FOR POSSIBLE ACTION

E.4. Review, discussion, and possible action to approve a variance for a shop to be 5 ft from the rear property line at **142 Flora Court, (Tract 106B Block 008 Lot 026) 2.110 acres.**
FOR POSSIBLE ACTION

F. NEW BUSINESS

F.1 **ORGANIZATION OF COMMITTEE**
a. Discussion and consideration of the organization of the Committee of Architecture, and consideration of appointment for COA Chair and COA Vice-Chair for 2026.
FOR POSSIBLE ACTION

F.2 Review, discussion, and possible action to approve a Commercial Sign Permit at **580 Spring Valley Court, (Tract 201 Block 004 Lot 006) 2.680 acres.** **FOR POSSIBLE ACTION**

F.3 Review, discussion, and possible action to approve a Conditional Use Permit for New Leaf Solution, LLC and Eden Tree at **463 Diamondback Drive, (Tract 301 Block 004 Lot 011) 4.180 acres.** **FOR POSSIBLE ACTION**

F.4 Review, discussion, and possible action to approve a Home Occupation Permit at **842 Spring Valley Parkway, (Tract 202 Block 014 Lot 009) 1.410 acres.** **FOR POSSIBLE ACTION**

F.5 Request by SCA Member Michelle Holden for review and discussion regarding **Miners Java's** options to do business from her property at **351 Spring Creek Parkway, (Tract 102 Block 012 Lot 017) .56 acres.** **NON-ACTION ITEM**

G. VIOLATIONS-CONSENT AGENDA

Items may be taken individually for consideration or may be taken as a group by the Committee of Architecture

G.1 Review, discussion, and possible action regarding **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 **147 Birchwood Drive, (Tract 101 Block 001 Lot 002) 1.270 acres.**
FOR POSSIBLE ACTION

G.2 Review, discussion, and possible action regarding **COA R&R's: Accessory Structures, SCA DOR's: Unsightly: Storage of Tools and Trash** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **373 Fairway Lane, (Tract 106A Block 004 Lot 033) 1.270 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 December 8, 2025, regular meeting. **FOR POSSIBLE ACTION**

J. REPORTS - CONSENT AGENDA

Items may be taken individually for consideration or may be taken as a group by the Committee of Architecture

J.1 Accept the Committee of Architecture Revenue Report for December 2025.

FOR POSSIBLE ACTION

J.2 Accept the Committee of Architecture Occupancy Report for December 2025.

FOR POSSIBLE ACTION

J.3 Accept the Committee of Architecture Violation Report for December 2025.

FOR POSSIBLE ACTION

K. PUBLIC COMMENT

L. 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

M. NEXT MEETING

The next regular meeting of the Committee of Architecture is scheduled for Monday, February 9, 2026.

FOR POSSIBLE ACTION

N. 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 **January 12, 2026**, 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: 1.10.26 Time: 4:48 pm

2. Ridley's Family Market, 568 Spring Valley Court, Spring Creek, NV 89815

Date: 1.11.26 Time: 8:13 AM

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

Date: 1.11.26 Time: 7:58 AM

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

Date: 1.11.26 Time: 8:30 AM

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

DATED this 7th day of January, 2026.

By: Cheri Duncan
Name: Cheri Duncan
Title: CDA Secretary