



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Committee of Architecture
Monday, July 13, 2026, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Alan Kimbrell, Elisa Liebelt, Elex Vavrick, Tamara Baker, Wyatt Church

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 Kimbrell 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**

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a Livestock Permit for 2 cows at **613 Shadybrook Drive, (Tract 304 Block 011 Lot 008) 4.020 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property owner is requesting approval for a livestock permit for 2 cows. Property owner was not present. The permit showed adequate property and shelter for the livestock.

No Public Comment

Member Church moved/Member Liebelt seconded to approve the Livestock Permit at 613 Shadybrook Drive, (Tract 304 Block 011 Lot 008). Motion carried 5-0.

- F.2 Review, discussion, and possible action to approve a Livestock Permit for 7 goats at **763 Wolcott Drive, (Tract 401 Block 019 Lot 022) 2.040 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property owner is requesting approval for a livestock permit for 7 goats. Property owner was not present. The permit showed adequate shelter for the livestock.

No Public Comment

Member Liebelt moved/Member Vavrick seconded to approve the Livestock Permit at 763 Wolcott Drive, (Tract 401 Block 019 Lot 022). Motion carried 5-0.

- F.3 Review, discussion, and possible action to approve a Livestock Permit for 3 goats at **936 Buckskin Place, (Tract 403 Block 018 Lot 031) 2.120 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property owner is requesting approval for a livestock permit for 3 goats. Property owner was not present. The permit showed adequate shelter for the livestock.

No Public Comment

Member Church moved/Member Baker seconded to approve the Livestock Permit at 936 Buckskin Place, (Tract 403 Block 018 Lot 031). Motion carried 5-0.

- F.4 Review, discussion, and possible action to approve a Home Occupation Permit for **Ruby Mountain Trash Bin and Power Washing** type of business: **Trash Bin Cleaning**; at **431 Country Club Plaza, (Tract 106C Block 004 Lot 008) 2.230 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated the property owner is requesting approval of a Home Occupation Permit for trash bin cleaning.

Property owner, Kami Lammers, said they will be working off-site, no one will be coming to the property, and all equipment and materials will remain contained to the trailer.

No Public Comment

Chair Kimbrell moved/Member Church seconded to approve the Home Occupation Permit at 431 Country Club Plaza, (Tract 106C Block 004 Lot 008). Motion carried 5-0.

- F.5 Review, discussion, and possible action to approve a Variance for the shop height to be at 21.9 ft at **169 Verdes Drive, (Tract 301 Block 006 Lot 002) 4.180 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated the property owner is requesting to approve a Variance for the shop height to be at 21.9 ft.

Property owner, Tina Hammer, said that she believed the builder had obtained the required permits. However, no permits were obtained, and the structure was not built in compliance with the rules and regulations. It would create financial hardship to tear down the structure.

No Public Comment

Member Vavruck moved/Chair Kimbrell seconded to approve the variance at 169 Verdes Drive, (Tract 301 Block 006 Lot 002). Motion carried 5-0.

- F.6 Review, discussion, and possible action to approve a Variance for two structures to be forward of the house at **358 Bluecrest Drive, (Tract 102 Block 008 Lot 002) 2.030 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated the property owner is requesting to approve a Variance for two structures to be forward of the house.

Property owner, Karl Marsh, stated that he purchased the property in 2022. The horse shelter was placed on the property in 2020, and the shed was placed there in 2014.

Staff discussion: regardless of where the structures are placed on the property, they would require a variance due to the topography.

No Public Comment

Member Church moved/Member Vavruck seconded to approve the Variance at 358 Bluecrest Drive, (Tract 102 Block 008 Lot 002). Motion carried 5-0.

- F.7 Review, discussion, and possible action to approve a Variance for the structure height to be at 31.25 ft and the fence to be 9 ft with 1 ft of barbed wire on top at **759 Holiday Drive, (Tract 202 Block 038 Lot 030) 16.480 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that the property owner is requesting approval for a Variance for the structure height to be at 31.25 ft and the fence to be 9 ft with 1 ft of barbed wire on top.

Tom Hannum with Sanbell, stated that the FDA and PUCN are requiring replacement of the structure and the fencing is due to a state law requirement to secure water sources.

No Public Comment

Chair Kimbrell moved/Member Liebelt seconded to approve the Variance at 759 Holiday Drive, (Tract 202 Block 038 Lot 030). Motion carried 5-0.

- F.8 Review, discussion, and possible action to approve a Zone change from C2 to AR at **588 Spring Valley Court, (Tract 201 Block 004 Lot 008) 2.810 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated that the property owner is requesting approval for a Zone change from C2 to AR.

Property owner, Charles Ekburg, said the residence was originally constructed in 1979. He is seeking to return the property to AR zoning so that the home may ultimately be sold as a residential property.

No Public Comment

Chair Kimbrell moved/Member Church seconded to approve the Zone Change at 588 Spring Valley Court, (Tract 201 Block 004 Lot 008). Motion carried 5-0.

- F.9 Review, discussion, and possible action regarding **COA R&R's: Nuisance** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **753 Thorpe Drive, (Tract 403 Block 018 Lot 061) 1.380 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated that the property owner has received a nuisance complaint about excessive dog barking. The Property owner was not present.

JoAnn Titus, said she reported an ongoing concern regarding excessive dog barking. The dog owner indicated that bark collars would be used to address the issue. The barking occurs throughout the day and asks that the owners be respectful of neighboring properties. She requested follow-up because she felt her initial concerns had not been taken seriously and would like a resolution. She reported there are at least five dogs that are kept in the kennel, as well as two additional dogs that are allowed to run outside and return to the house.

No Public Comment

Member Liebelt moved/Member Vavrck seconded to refer the Nuisance at 753 Thorpe Drive (Tract 403 Block 018 Lot 061) to the SCA Board of Directors to take legal action and uphold all fines. Motion carried 5-0.

- F.10 Review, discussion, and possible action to approve the first reading of the new Committee of Architecture Rules and Regulation #40: Golf Nets.

No Action Taken

- F.11 Review, discussion, and possible action to approve the permit fee for the new Committee of Architecture Rules and Regulation #40: Golf Nets.

FOR POSSIBLE ACTION

Secretary Duncan stated we are proposing to approve the fee of \$200.00 for the new Golf Net Committee of Architecture Rule #40.

No Public Comment

Member Liebelt moved/Chair Kimbrell seconded to approve the permit fee for the new Committee of Architecture Rules and Regulation #40: Golf Nets. Motion carried 5-0.

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 **COA R&R's: Inoperative/Unregistered/Unlicensed Vehicles, 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 **119 Glen Brier Drive, (Tract 106B Block 001 Lot 019) 1.060 acres.** **FOR POSSIBLE ACTION**

- G.2 Review, discussion, and possible action regarding **COA R&R's: Inoperative /Unregistered/Unlicensed Vehicles, COA R&R's Exterior Condition of Structures** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **146 Spring Creek Court, (Tract 101 Block 002 Lot 037) 1.250 acres.** **FOR POSSIBLE ACTION**

No Action Taken

- G.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 **171 Charwood Drive, (Tract 101 Block 008 Lot 044) 1.620 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since March 2026.

The property owner, David Capurro, stated that he has had the containers since 2018, he utilizes them as an indoor grow solution for plants.

Public Comment:

Tina Hammer stated that she likes the idea of being able to grow your own food as food is getting toxic.

Member Liebelt moved/Chair Kimbrell seconded to table the COA Violations at 171 Charwood Drive, (Tract 101 Block 008 Lot 044), and bring back to the September COA meeting if not in compliance. Motion carried 5-0.

- G.4 Review, discussion, and possible action regarding **COA R&R's: Inoperative/Unregistered/Unlicensed Vehicles, 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 **298 Springfield Parkway, (Tract 305 Block 001 Lot 002) 2.250 acres.** **FOR POSSIBLE ACTION**
- G.5 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 **323 Parkchester Drive (Tract 106A Block 002 Lot 060) 0.480 acres.** **FOR POSSIBLE ACTION**
- G.6 Review, discussion, and possible action regarding **COA R&R's: Inoperative/Unregistered/Unlicensed Vehicles, SCA DOR's: Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds** 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**
- G.7 Review, discussion, and possible action regarding **COA R&R's: Inoperative/Unregistered/Unlicensed Vehicles, SCA DOR's: Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **392 Lakeport Drive, (Tract 106B Block 004 Lot 019) 1.000 acres.** **FOR POSSIBLE ACTION**
- G.8 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 **443 Flora Bay, (Tract 106B Block 006 Lot 071) 1.610 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since March 2026.

The property owner, James Zastrow, stated that he has had the container since 2014, but did not obtain the required permit. He is requesting more time to build around the container.

Public Comment

Member Liebelt moved/Chair Kimbrell seconded to table the COA Violations at 443 Flora Bay, (Tract 106B Block 006 Lot 071), and bring back to the September COA meeting if not in compliance. Motion carried 5-0.

- G.9 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **507 Shadybrook Drive, (Tract 304 Block 006 Lot 020) 1.340 acres.** **FOR POSSIBLE ACTION**
- G.10 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 **526 Spring Creek Parkway, (Tract 101 Block 003 Lot 022) 1.250 acres.** **FOR POSSIBLE ACTION**

No Action Taken

- G.11 Review, discussion, and possible action regarding **COA R&R's: Livestock/4-H/FFA Projects** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **742 Bronco Drive, (Tract 403 Block 017 Lot 017) 1.050 acres.**
FOR POSSIBLE ACTION

Chair Kimbrell moved/Member Vavrick seconded to move the consent agenda forward and refer the COA Violations G1, G4-G7, G9, G11 to the SCA Board of Directors to take legal action and uphold all fines. 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 June 8, 2026, Regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member Liebelt moved/Chair Kimbrell seconded to approve the minutes from the June 8, 2026, Regular Meeting. Motion carried 5-0.

J. REPORTS

J.1 Approval of the Committee of Architecture Revenue Report for June 2026.

FOR POSSIBLE ACTION

J.2 Approval of the Committee of Architecture Occupancy Report for June 2026.

FOR POSSIBLE ACTION

J.3 Approval of the Committee of Architecture Violation Report for June 2026.

FOR POSSIBLE ACTION

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

No public comment was received.

Member Liebelt moved/Member Church seconded to accept the reports in the binder for June 2026. 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, August 10, 2026.
FOR POSSIBLE ACTION

M. ADJOURN MEETING

FOR POSSIBLE ACTION

Member Kimbrell adjourned the meeting at 7:34 p.m.