



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Committee of Architecture
Monday, December 8, 2025, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Alan Kimbrell, Nick Czegledi, Elisa Liebelt, Elex Vavrick

ABSENT: Brittiney Hinkley

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**

- 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**

Secretary Duncan stated the property owner is requesting approval for an extended stay longer than the two-week maximum allowed.

The Property Owner, Sarah Stevenson, is requesting for her mother-in-law to stay in the trailer while waiting for low-income housing, there are no other options at this time. They are on the waiting list and exploring other options such as a mother-in-law quarter on the property.

No Public Comment

No Action Taken

- E.2 Review, discussion, and possible action regarding **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 **252 Edgebrook Drive, (Tract 106B Block 006 Lot 033) 1.010 acres.** **FOR POSSIBLE ACTION**

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a Livestock Permit for two (2) pigs at **729 Oakmont Way, (Tract 402 Block 001 Lot 007) 1.110 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property owner is requesting approval for a Livestock Permit for two (2) pigs. The property owner was not present. The permit showed adequate property and shelter for the livestock.

No Public Comment

Member Liebelt moved/Member Czegledi seconded to approve the livestock permit at 729 Oakmont Way, (Tract 402 Block 001 Lot 007). Motion carried 4-0.

- F.2 Review, discussion, and possible action to approve a variance for two (2) structures to be 12 ft from the side property line and closer than 15 ft apart from each other at **244 Cliff Place, (Tract 109 Block 008 Lot 006) 2.110 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property owner is requesting approval for a variance for two (2) structures to be 12 ft from the side property line and closer than 15 ft apart from each other.

The Property Owner, Logan Heintz, said he needs the variance and permits to get everything legal through the HOA and County. The neighboring property is owned by his parents, and the structures were placed there to be easily accessible to his parents.

No Public Comment

Member Kimbrell moved/Member Vavrick seconded to approve the variance at 244 Cliff Place, (Tract 109 Block 008 Lot 006), with the condition that the variance is specific to the homeowner and does not run with the land. Motion carried 4-0.

- F.3 Review, discussion, and possible action to approve a variance for a shop to be 35 ft from the front property line and forward of the house at **142 Flora Court, (Tract 106B Block 008 Lot 026) 2.110 acres.** **FOR POSSIBLE ACTION**

No Public Comment

No Action Taken

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** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **231 Charwood Drive, (Tract 101 Block 008 Lot 001) 2.320 acres.** **FOR POSSIBLE ACTION**

No Action Taken

- G.2 Review, discussion, and possible action regarding **COA R&R's: Accessory/Auxiliary Placement/Setbacks** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **249 Parkchester Drive, (Tract 106D Block 003 Lot 004) 1.240 acres.** **FOR POSSIBLE ACTION**

- G.3 Review, discussion, and possible action regarding, **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 **392 Spring Creek Parkway, (Tract 106C Block 001 Lot 031) 1.100 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since April 2025. Property is in compliance and requesting to dismiss.

No Public Comment

Member Kimbrell moved/Member Czegledi seconded to dismiss the COA Violations at 392 Spring Creek Parkway, (Tract 106C Block 001 Lot 031). Motion Carried (4-0).

- G.4 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

No Action Taken

- 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 **607 Hayland Drive, (Tract 202 Block 009 Lot 015) 1.270 acres.**
FOR POSSIBLE ACTION

No Action Taken

- G.6 Review, discussion, and possible action regarding **SCA DOR's: Maintenance of Horses** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **951 Alpine Drive, (Tract 403 Block 023 Lot 006) 1.480 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated that this property has been in violation since April 2025.

The Property Owner, Jason & Kimberly Jackson, said they have 5 horses on 1.48 acres. The bylaws written in 1971 are outdated and they feel that the rule is unreasonable for people living in the HOA today. We have adequate space and buildings, have had no complaints from neighbors and no negative esthetic appeal.

Attorney Katie McConnell stated that it's not that the COA doesn't understand but it is a DOR and there are covenants that go with the land. To change a DOR you would need a recordable change, which would require 2200 notarized signatures. The COA can adopt rules and regulations but does not have the authority to change a DOR. This rule was in place when you purchased the property, and you should have been aware.

No Public Comment

Member Czegledi moved/Member Kimbrell seconded to table the COA Violations at 951 Alpine Drive, (Tract 403 Block 023 Lot 006), and bring back to the March COA if not in compliance. Motion Carried (4-0).

Member Kimbrell moved/Member Czegledi seconded to move the consent agenda forward and refer the COA Violations E2 & G2 to the SCA Board of Directors to take legal action and uphold all fines. Motion Carried (4-0).

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 November 10, 2025, Regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member Czegledi moved/Member Liebelt seconded to approve the minutes from the November 10, 2025, Regular Meeting. Motion carried 4-0.

J. REPORTS

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

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

No public comment was received.

Member Liebelt moved/Member Kimbrell seconded to accept the reports in the binder for November 2025. Motion carried 4-0.

K. PUBLIC COMMENT

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NON-ACTION ITEM

No public comment was received.

L. NEXT REGULAR MEETING

The next regular meeting of the Committee of Architecture is Scheduled for Monday, January 12, 2025.

FOR POSSIBLE ACTION

M. ADJOURN MEETING

FOR POSSIBLE ACTION

Member Kimbrell adjourned the meeting at 7:07 p.m.