



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING NOTICE

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, May 8, 2023**, 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, May 3, 2023**:

SCA Office @ 401 Fairway Blvd.
Country Club Shell

Khoury's Market Community Board
SCA Horse Palace

Spring Creek Association 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 MAY 8, 2023, WILL ALSO BE AVAILABLE VIA ZOOM.

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Participant ID: 898 0383 3502 Passcode: 494137

1-346-248-7799

1-253-215-8782

Comments may be submitted by e-mail to: COA@springcreeknv.org by May 5, 2023.

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, May 8, 2023
401 Fairway Blvd, Spring Creek, NV 89815
*Zoom Access Available***

AGENDA

COMMITTEE MEMBERS:

Kevin Martindale – Chair
Bonnie Bawcom – Member
Nick Czegledi – Member
Kelly DiLulo – Member
Kenny Kelly – 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. OLD BUSINESS - NONE

F. NEW BUSINESS

- F.1 Discussion and consideration to approve the second reading of the Committee of Architecture Rules and Regulations #10 entitled: RIGHT-OF-WAY STORAGE AND PARKING. This amends the rules outlining the requirements regarding Right-of-way parking and storage.

FOR POSSIBLE ACTION

F.2 Review, discussion, and possible action to approve a variance from Rule #16 regarding barb wire fences on the property located at the **Ryan Ranch 0 T402 Parcel A (Spring Creek Tract 402) 44.486 acres**

FOR POSSIBLE ACTION

F.3 Review, discussion, and possible action to approve a boundary line adjustment between **487 Diamondback Drive and 475 Diamondback Drive** which will change the acreage at 487 Diamondback Drive from 4.11 acres to 2.94 acres and 475 Diamondback Drive from 4.15 acres to 5.33 acres.

FOR POSSIBLE ACTION

F.4 Review, discussion, and consideration to approve a Home Occupation Permit for **Poppy's Salon LLC** type of business: **DOG GROOMING**: located at **61 Spring Creek Parkway, (Tract 102 Block 015 Lot 019) 2.270 acres**

FOR POSSIBLE ACTION

F.5 Review, discussion, and possible action to approve a Livestock Permit for four (4) cows at **878 Willington Drive, (Tract 403 Block 010 Lot 006) – 2.840 acres**

FOR POSSIBLE ACTION

G. VIOLATIONS

G.1 Review, discussion, and possible action regarding COA R&R: Exterior Condition of Structures and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 598 Buffside Drive (Tract 201 Block 004 Lot 040) 1.40 acres

FOR POSSIBLE ACTION

G.2 Review, discussion, and possible action regarding 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 552 Croydon Drive (Tract 101 Block 005 Lot 027) 1.810 acres

FOR POSSIBLE ACTION

G.3 Review, discussion, and possible action regarding SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R: Inoperative, Unregistered, Unlicensed Vehicles and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 334 Merino Drive (Tract 202 Block 014 Lot 034) 1.260 acres

FOR POSSIBLE ACTION

G.4 Review, discussion, and possible action regarding COA R&R: Exterior Condition of Structures and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 490 Westcliff Drive (Tract 201 Block 008 Lot 039) 1.090 acres

FOR POSSIBLE ACTION

G.5 Review, discussion, and possible action regarding COA R&R: Inoperative, Unregistered, Unlicensed Vehicles and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 954 Spring Valley Parkway (Tract 201 Block 006 Lot 037) 1.030 acres

FOR POSSIBLE ACTION

G.6 Review, discussion, and possible action regarding COA R&R: Inoperative, Unregistered, Unlicensed Vehicles and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 507 Ashcroft Drive (Tract 103 Block 006 Lot 021) 3.30 acres

FOR POSSIBLE ACTION

G.7 Review, discussion, and possible action regarding COA R&R: Exterior Condition of Structures and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 478 Balsam Drive (Tract 107 Block 003 Lot 002) 2.510 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 April 10, 2023, regular meeting.

FOR POSSIBLE ACTION

J. REPORTS

J.1 Accept the Committee of Architecture Revenue Report for April 2023.

FOR POSSIBLE ACTION

J.2 Accept the Committee of Architecture Occupancy Report for April 2023.

FOR POSSIBLE ACTION

J.3 Accept the Committee of Architecture Violation Report for April 2023.

FOR POSSIBLE ACTION

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

L. NEXT MEETING

The next regular meeting of the Committee of Architecture is scheduled for Monday, June 12, 2023.

FOR POSSIBLE ACTION

M. ADJOURN MEETING