



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

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

PRESENT: Alan Kimbrell, Elex Vavrck, Brittiney Hinkley-on the phone

ABSENT: Nick Czegledi, Elisa Liebelt

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 5:32 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 two (2) goats at **365 Ashburn Drive, (Tract 109 Block 007 Lot 012) 2.130 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated the property owner is requesting approval for a Livestock Permit. The permit showed adequate property and shelter for the livestock.

No Public Comment

Member Vavrick moved/Member Kimbrell seconded to approve the Livestock Permit at 365 Ashburn Drive, (Tract 109 Block 007 Lot 012). Motion carried 3-0.

- F.2 Review, discussion, and possible action to approve a Livestock Permit for seven (7) goats at **228 Lawndale Drive, (Tract 104 Block 003 Lot 020) 2.050 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated the property owner is requesting approval for a Livestock Permit. The permit showed adequate property and shelter for the livestock.

Property owner, Mike Stone-Maddox, said they have plenty of property and shelter for the goats and they want to get their son into 4-H.

No Public Comment

Member Kimbrell moved/Member Vavrick seconded to approve the Livestock Permit at 228 Lawndale Drive, (Tract 104 Block 003 Lot 020). Motion carried 3-0.

- F.3 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 **410 Lily Place, (Tract 202 Block 004 Lot 025) 1.200 acres. FOR POSSIBLE ACTION**

Secretary Duncan stated that the property has received a nuisance complaint for excessive dirt bikes/dust/noise/riding on private property/living in camp trailer.

Property Owners, Tyrell & Kimberly Bruner, stated that four weeks ago they called the sheriff about the riders and as soon as the sheriff left, they brought the bikes back down the road multiple times. SCA put up a fence along the greenbelt. They stated they wanted them to be respectful of their neighbors.

Property Owners, John and Susan Grimes, stated that this has been going on for months. They do not want to hear the noise at midnight. They ride on private property

in between our houses, do burnouts in the road, as well as kick up rocks on the road. They stated they have signed a DTP complaint with the Sheriff. They stated they have had enough and just want consideration from our neighbors.

Property Owner, Jody Withers, stated that they do donuts behind her horse pen which caused one of her horses to get injured. She stated that she makes a living off these horses with rodeo, having one injured is a huge inconvenience. They have also done damage to our vehicles by throwing rocks from the dirt bikes.

The Property Owners, Michelle & Nathan Cole, said they're frustrated that no one talked to them about their concerns. They stated that when the horse was spooked, they went over and apologized. It's offensive to say their kids can't ride bikes because ours do. They stated they will respect work schedules if we are aware of them. They also said they are doing our best to get this matter under control. No one is living in the camper; we sold the camper and are just waiting for it to get picked up.

Staff Discussion- All off road vehicles need to be road legal to be on the road. There is no reason to produce a dust cloud in the neighborhood, as well as making a lot of noise day and night.

Attorney Katie McConnell- Read the "Nuisance Rule" and stated that you must decide if the actions constitute an actual nuisance exists or has it been abated.

No Public Comment

Chair Kimbrell moved/Member Vavrick seconded to refer to the SCA Board of Directors to take legal action at 410 Lily Place, (Tract 202 Block 004 Lot 025). Motion carried 3-0.

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** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **151 Lawndale Lane, (Tract 103 Block 006 Lot 079) 1.220 acres.** ***FOR POSSIBLE ACTION***
- G.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 **169 Bellwood Drive, (Tract 101 Block 002 Lot 0045) 1.550 acres.** ***FOR POSSIBLE ACTION***
- G.3 Review, discussion, and possible action regarding **SCA R&R's: Excessive Brush/Weeds or Dead Trees/Shrubs, 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 **211 Greencrest Drive, (Tract 101A Block 001 Lot 044) 2.840 acres.** ***FOR POSSIBLE ACTION***
- G.4 Review, discussion, and possible action regarding **SCA R&R'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 **220 Charlwood Drive, (Tract 101 Block 003 Lot 001) 1.250 acres.** ***FOR POSSIBLE ACTION***

- G.5 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 **255 Lawndale Drive, (Tract 104 Block 001 Lot 019) 2.010 acres.**
FOR POSSIBLE ACTION

- G.6 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 **283 Lawndale Drive, (Tract 104 Block 001 Lot 010) 2.000 acres.**
FOR POSSIBLE ACTION

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

The Property Owner, Thomas Dalpiaz, said he purchased the metal storage container in September 2020 to store yard tools, he was told it only needed to be painted to match the house. It will be a hardship to move so he is requesting more time. It was further clarified that the container was never permitted as required in the rules.

No Public Comment

Member Kimbrell moved/Member Vavrick seconded to table the violations at 283 Lawndale Drive, (Tract 104 Block 001 Lot 010), and bring back to November COA if not in compliance. Motion carried 3-0.

- G.7 Review, discussion, and possible action regarding **SCA R&R's: Excessive Brush/Weeds or Dead Trees/Shrubs** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **342 Lookout Drive, (Tract 109 Block 007 Lot 002) 4.340 acres.**
FOR POSSIBLE ACTION

- G.8 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 **410 Lily Place, (Tract 202 Block 004 Lot 025) 1.200 acres.**
FOR POSSIBLE ACTION

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

The Property Owners, Michelle & Nathan Cole, said they will put the blue truck in the shop. One shed was stained and the roof repaired we will get the roof on the other shed replaced. Requesting more time to complete.

No Action Taken

- 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 **418 Lily Place, (Tract 202 Block 004 Lot 024) 1.290 acres.**
FOR POSSIBLE ACTION

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

The Property Owners, Michelle & Nathan Cole, said that they need to get a ladder to finish up the top. Requesting more time to complete.

No Action Taken

- G.10 Review, discussion, and possible action regarding **SCA R&R's: Excessive Brush/Weeds or Dead Trees/Shrubs** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **584 Dunes Drive, (Tract 202 Block 033 Lot 004) 1.340 acres.**
FOR POSSIBLE ACTION
- G.11 Review, discussion, and possible action regarding **SCA R&R's: Excessive Brush/Weeds or Dead Trees/Shrubs** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **703 Aesop Drive, (Tract 401 Block 017 Lot 013) 2.030 acres.**
FOR POSSIBLE ACTION
- G.12 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 **712 Hayland Drive, (Tract 202 Block 010 Lot 058) 1.030 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated that this property has been in violation since November 2024.

The property owner, Quinn Hesterlee, said that he purchased the metal storage container one month after they were no longer allowed. It is scheduled to be removed September 26, 2025.

No Public Comment

No Action Taken

- G.13 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 **750 Hayland Drive, (Tract 202 Block 010 Lot 072) 1.240 acres.**
FOR POSSIBLE ACTION

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

The Property Owner, Lucretia Siri, said the horses have been moved to other properties so there are only 2 horses per property as allowed.

No Public Comment

Member Kimbrell moved/Member Vavrick seconded to dismiss the violations at 750 Hayland Drive, (Tract 202 Block 010 Lot 072). Motion carried 3-0.

- G.14 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of 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 **902 Spring Valley Parkway, (Tract 202 Block 025 Lot 054) 1.160 acres.**
FOR POSSIBLE ACTION

Member Kimbrell moved/Member Vavrick seconded to move the consent agenda forward and dismiss the COA Violation numbers G1 and G10. Motion Carried (3-0).

Member Kimbrell moved/Member Vavrick seconded to move the consent agenda forward and refer the COA Violation numbers G2 to G5, G7, G11 and G14 to the SCA Board of Directors to take legal action and uphold all fines. Motion Carried (3-0).

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 August 11, 2025, Regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member Elex moved/Member Hinkley seconded to approve the minutes from the August 11, 2025, Regular Meeting. Motion carried 2-0-1 (Chair Kimbrell abstained).

J. REPORTS

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

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

No public comment was received.

Member Kimbrell moved/Member Vavrick seconded to accept the reports in the binder for August 2025. Motion carried 3-0.

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 is Scheduled for Monday October 13, 2025. **FOR POSSIBLE ACTION**

Member Kimbrell moved/Member Vavrick seconded to move the Regular meeting to October 6, 2025. Motion carried (3-0).

M. ADJOURN MEETING

FOR POSSIBLE ACTION

Member Czegledi adjourned the meeting at 6:51 p.m.