



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Committee of Architecture
Monday, January 13, 2025, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Kevin Martindale – Chair, Nick Czegledi, Elex Vavrick, Alan Kimbrell

ABSENT: Elisa Liebelt

STAFF PRESENT: Secretary/Treasurer Kristine Austin-Preston, COA Secretary Cheri Duncan

CORPORATE ATTORNEY: Katie McConnell

CALL TO ORDER: Chair Martindale 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 Board of Directors. ***FOR POSSIBLE ACTION***

- E.1 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **778 Eastlake Drive (Tract 401 Block 017 Lot 027) 2.060 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that this property has been in violation since June 2024. The property has been reviewed and in compliance, staff is requesting to dismiss.

No Public Comment

Member Czegledi moved/Member Kimbrell seconded to dismiss violations at 778 Eastlake Drive (Tract 401 Block 017 Lot 027). Motion carried 4-0.

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a Livestock Permit for four (4) pigmy goats at **353 Thoroughbred Drive, (Tract 103 Block 008 Lot 011) 1.240 acres.** ***FOR POSSIBLE ACTION***

Secretary Duncan stated the property owner is requesting approval for a Livestock permit for four (4) goats.

No Public Comment

Member Kimbrell moved/Member Vavruck seconded to approve the Livestock Permit at 353 Thoroughbred Drive, (Tract 103 Block 008 Lot 011). Motion carried 4-0.

- F.2 Review, discussion, and possible action to approve a Livestock Permit for five (5) goats at **564 Frisco Drive, (Tract 107 Block 004 Lot 024) 2.020 acres.** ***FOR POSSIBLE ACTION***

FOR POSSIBLE ACTION

Secretary Duncan stated the property owner is requesting approval for a Livestock permit for five (5) goats.

No Public Comment

Member Vavruck moved/Member Kimbrell seconded to approve the Livestock Permit at 564 Frisco Drive, (Tract 107 Block 004 Lot 024). Motion carried 4-0.

- F.3 Review, discussion, and possible action to approve Commercial Sign Permits for three (3) signs at **568 Spring Valley Court, (Tract 201 Block 004 Lot 004) 4.130 acres.** ***FOR POSSIBLE ACTION***

FOR POSSIBLE ACTION

Secretary Duncan stated that Nevada Advertising LLC is requesting approval for three (3) Commercial sign permits for Ridley's Family Markets.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to approve the Commercial sign permits at 568 Spring Valley Court, (Tract 201 Block 004 Lot 004). Motion carried 4-0.

- F.4 Review, discussion, and possible action to approve a Commercial Sign Permit at **282 Spring Creek Parkway, (Tract 106D Block 002 Lot 002) 1.820 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated that Nevada Advertising LLC is requesting approval for a Commercial sign permits for Ridley's Family Markets.

No Public Comment

Member Kimbrell moved/Member Vavrick seconded to approve the Commercial sign permit at 282 Spring Creek Parkway, (Tract 106D Block 002 Lot 002). Motion carried 4-0.

G. Violations- Consent Agenda

Items may be taken individually for consideration or may be taken as a group by the Board of Directors.
FOR POSSIBLE ACTION

- G.1 Review, discussion, and possible action regarding **COA R&R's: Accessory Structures, SCA DOR's: Unsightly: Storage of Tools and Trash, 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 **762 Hayland Drive, (Tract 202 Block 011 Lot 001) 1.330 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated that this property has been in violation since August 2024, and the property owner is requesting more time to complete violations. The property owner was not present.

No Public Comment

No Action Taken

- G.2 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **878 Willington Drive, (Tract 403 Block 010 Lot 006) 2.840 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated that this property has been in violation since March 2024, and the property owner is requesting more time to complete violations. The property owner was not present.

No Public Comment

Member Kimbrell moved/Member Czegledi seconded to table violations at 878 Willington Drive, (Tract 403 Block 010 Lot 006) and bring back to the March meeting if not in compliance. 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 December 9, 2024 Regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member Czegledi moved/Member Kimbrell seconded to approve the minutes from the December 9, 2024, Regular Meeting. Motion carried 4-0.

J. REPORTS

J.1 Approval of the Committee of Architecture Revenue Report for December 2024.

FOR POSSIBLE ACTION

J.2 Approval of the Committee of Architecture Occupancy Report for December 2024.

FOR POSSIBLE ACTION

J.3 Approval of the Committee of Architecture Violation Report for December 2024.

FOR POSSIBLE ACTION

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

No public comment was received.

Member Czegledi moved/Member Vavrick seconded to accept the reports in the binder for December 2024. Motion carried 4-0.

K. PUBLIC COMMENT

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No public comment was received.

L. NEXT REGULAR MEETING

The next regular meeting of the Committee of Architecture is Scheduled for Monday, February 10, 2025. **FOR POSSIBLE ACTION**

M. ADJOURN MEETING

FOR POSSIBLE ACTION

Chair Martindale adjourned the meeting at 5:53 p.m.