



## **SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES**

Spring Creek Association ("SCA") Committee of Architecture  
Monday, November 18, 2024, 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, Elisa Liebelt

**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 Martindale called the meeting to order in person and telephonically at 5:34 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 **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 **361 Blakeland Drive, (Tract 103 Block 003 Lot 028) 1.454 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since May 2024, and last contact with the property owner was May 2024 by mail. The property owner was not present.

No Public Comment

Member Kimbrell moved/Member Czegledi seconded to refer to the SCA Board of Directors to take legal action at 361 Blakeland Drive, (Tract 103 Block 003 Lot 028). Motion carried 5-0.

- E.2 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, 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 **392 Berry Creek Drive, (Tract 201 Block 010 Lot 009) 1.010 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since May 2023, staff has not had contact with the property owner since the last meeting.

The property owner, Charles Bridges, said the abandoned car on the property will be gone by next week. He will get the sandbags, metal and trash removed. He got a quote for new siding but it is very expensive so he will proceed with installing new trim and painting in the spring.

Discussion- If the property owner can provide pictures of the vehicle being removed, unsightly cleaned up and supplies currently on hand we can look at extending paint until spring.

No Public Comment

No Action Taken

- E.3 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 **393 Berry Creek Drive, (Tract 201 Block 009 Lot 024) 1.040 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2023, staff has not had contact with the property owner since the last meeting.

The property owner, Charles Bridges, said the abandoned car on the property will be gone by next week. He will get the sandbags, metal and trash removed. He got a quote for new siding but it is very expensive so he will proceed with installing new trim and painting in the spring.

Discussion- If the property owner can provide pictures of the vehicle being removed, unsightly cleaned up and supplies currently on hand we can look at extending paint until spring.

No Public Comment

No Action Taken

- E.4 Review, discussion, and possible action regarding **COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **393 Parkchester Drive, (Tract 106A Block 004 Lot 011) 0.450 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2024, staff has not had contact with the property owner since the last meeting.

The property owner, Nicholas Lewis, said there were more than he originally thought when he started removing them but, is still working on digging them out.

No Public Comment

No Action Taken

- E.5 Review, discussion, and possible action to approve variance for the shops peak to be at 24'4" instead of 20' at **706 Eastlake Drive, (Tract 401 Block 017 Lot 039) 2.330 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property owner is requesting approval for a variance for the shops peak to be at 24'4" instead of 20'. The property owner was not present.

No Public Comment

No Action Taken

## F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a Home Occupation Permit for **S & N Mobile Servies** type of business: **Mobile Repair**: at **261 Glenvista Drive, (Tract 102 Block 015 Lot 010) 2.270 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property owner is requesting approval for a home occupation permit.

The Property Owner, Nik Dalpiaz, said this will be a mobile business where he will go out and service the vehicles. The residence will only be used to receive mail and to park his truck in the driveway. He will be disposing of all materials daily and they will not be stored at the residence.

No Public Comment

Member Vavrick moved/Member Liebelt seconded to approve a home occupation permit at 261 Glenvista Drive, (Tract 102 Block 015 Lot 010). Motion carried 5-0.

- F.2 Review, discussion, and possible action to approve a Home Occupation Permit for **Ye Olde Upholstery** type of business: **Upholstery Shop**: at **791 Black Oak Bay, (Tract 402 Block 001 Lot 040) 1.200 acres.** ***FOR POSSIBLE ACTION***

Secretary Duncan stated the property owner is requesting approval for a home occupation permit.

The Property Owner, Gage Kottwitz, said he will be running an upholstery business out of his shop by appointment only. It is a side business and won't have a lot of traffic.

No Public Comment

Member Kimbrell moved/Member Vavrick seconded to approve a home occupation permit at 791 Black Oak Bay, (Tract 402 Block 001 Lot 040). Motion carried 5-0.

- F.3 Review, discussion, and possible action to approve variance for a Metal Storage Container at **151 Arroyo Vista Drive, (Tract 301 Block 007 Lot 009) 4.100 acres.** ***FOR POSSIBLE ACTION***

Secretary Duncan stated that we are requesting to consider a variance for a metal storage container to stay on the property where it is currently placed.

The Property Owner, Thomas Clemmons, said that violation notices started being sent starting in August 2023. He did not receive anything until September 2024 due to the address being incorrect. As soon as he received the notice, he contacted the staff and painted the container. If he had been aware there was a problem, he would have fixed it immediately. It currently does not meet setbacks but can be moved. He would like to eventually build a larger barn and capsulize the container as a wall inside. He was also requesting to have the legal fees waived.

Discussion- Was the container permitted, and does it meet setbacks? We can give you 6 months to bring in the new building plans to encase it by the end of summer or remove.

Attorney McConnell stated that only the BOD can waive the fees.

Member Czegledi moved/Member Liebelt seconded to deny the variance; however the property owner will be given until May to provide building plans to encase the conex by October 2025 at 151 Arroyo Vista Drive, (Tract 301 Block 007 Lot 009) and bring back to the June COA meeting if not in compliance. Motion carried 5-0.

- F.4 Review, discussion, and possible action to approve a conditional use permit for an Airbnb at **337 Northglen Lane, (Tract 106A Block 005 Lot 029) 0.670 acres.**

Secretary Duncan stated the property owner is requesting a conditional use permit for an Airbnb.

Property Owner, James Debenham, said when he first opened the Airbnb, he contacted the staff, and they said there were no rules against it at the time.

Discussion- What is the zoning for the property? Have staff check with the County and see if the zoning is supposed to be R1 or R2.

No Public Comment

No Action Taken

- F.5 Review, discussion, and possible action to approve the first reading of the revised Committee of Architecture Rules and Regulation #12: Inoperative/Unregistered/Unlicensed Vehicles.

Secretary Duncan stated that we are proposing to approve the first reading of the revised COA R&R's #12: Inoperative/Unregistered/Unlicensed Vehicles.

No Public Comment

Chair Martindale moved/Member Czegledi seconded to approve the 1<sup>st</sup> reading of the revised Committee of Architecture Rules and Regulation #12: Inoperative/Unregistered/Unlicensed Vehicles.

#### **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: Inoperative, Unregistered, Unlicensed Vehicles** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **241 Viewcrest Drive, (Tract 101 Block 008 Lot 031) 1.360 acres.** **FOR POSSIBLE ACTION**
- G.2 Review, discussion, and possible action regarding **COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **472 Cessna Drive, (Tract 202 Block 004 Lot 001) 1.900 acres.** **FOR POSSIBLE ACTION**
- G.3 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **615 Palace Parkway, (Tract 402 Block 009 Lot 014) 1.230 acres.** **FOR POSSIBLE ACTION**
- G.4 Review, discussion, and possible action regarding **COA R&R's Fencing and Walls:** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **634 Aesop Drive, (Tract 401 Block 022 Lot 004) 2.070 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2024, and the staff has had recent contact with the property owner and is requesting more time. The property owner was not present.

No Public Comment

No Action Taken

- G.5 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **642 Spring Creek Parkway, (Tract 101 Block 005 Lot 034) 1.780 acres.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that this property has been in violation since June 2024, and the staff has had recent contact with the property owner and is requesting more time. The property owner was not present.

No Public Comment

No Action Taken

- G.6 Review, discussion, and possible action regarding **COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **672 Holiday Drive, (Tract 202 Block 003 Lot 017) 1.140 acres.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that this property has been in violation since June 2024. The property has been reviewed and violations completed. The property owner was not present.

No Public Comment

Member Czegledi moved/Member Liebelt seconded to dismiss the violations at 672 Holiday Drive, (Tract 202 Block 003 Lot 017). Motion carried 5-0.

- G.7 Review, discussion, and possible action regarding **COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **709 Parkridge Parkway, (Tract 403 Block 003 Lot 039) 4.290 acres.**

***FOR POSSIBLE ACTION***

- G.8 Review, discussion, and possible action regarding **COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **750 Lamont Drive, (Tract 202 Block 004 Lot 007) 1.020 acres.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that this property has been in violation since March 2024. The property has been reviewed and violations completed. The property owner was not present.

No Public Comment

Member Czegledi moved/Member Kimbrell seconded to dismiss the violations at 750 Lamont Drive, (Tract 202 Block 004 Lot 007). Motion carried 5-0.

- G.9 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 staff has had recent contact with the property owner and are requesting more time. The property owner was not present.

No Public Comment

Member Czegledi moved/Member Kimbrell seconded to table the violations at 778 Eastlake Drive (Tract 401 Block 017 Lot 027) and bring back to the January COA meeting if not in compliance. Motion carried 5-0.

- G.10 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **807 Oak Creek Circle, (Tract 402 Block 009 Lot 032) 1.080 acres.**

**FOR POSSIBLE ACTION**

Chair Martindale moved/Member Czegledi seconded to move the consent agenda forward and refer the COA Violation numbers G1 through G3, G7 and G10 to the SCA Board of Directors to take legal action. 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 October 15, 2024 Regular meeting.

**FOR POSSIBLE ACTION**

No public comment was received.

Member Liebelt moved/Member Czegledi seconded to approve the minutes from the October 15, 2024, Regular Meeting. Motion carried 5-0.

#### **J. REPORTS**

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

**FOR POSSIBLE ACTION**

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

**FOR POSSIBLE ACTION**

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

**FOR POSSIBLE ACTION**

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

No public comment was received.

Member Czegledi moved/Member Kimbrell seconded to accept the reports in the binder for October 2024. 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 is Scheduled for Monday, December 9, 2024.

***FOR POSSIBLE ACTION***

**M. ADJOURN MEETING**

Chair Martindale adjourned the meeting at 7:20 p.m.

**FOR POSSIBLE ACTION**