



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

Spring Creek Association ("SCA") Committee of Architecture  
Monday, April 14, 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, Elisa Liebelt

**ABSENT:**

**STAFF PRESENT:** President Jessie Bahr- on the phone, Secretary/Treasurer Kristine Austin-Preston, COA Secretary Cheri Duncan-on the phone

**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**

Property Owner Taylor Grisham said they are currently in violation of having more horses than allowed. Katie Williams asked why it goes off actual acreage vs grazing acreage, can this be amended?

Attorney Katie McConnell stated that the DOR's are recorded when you purchased the property. It would be nearly impossible to be amended due to the voter requirement.

Staff Discussion- Are they refusing to comply with the rule; are they trying to change the rule?

**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 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 **688 Spring Valley Parkway, (Tract 202 Block 009 Lot 066) 1.030 acres.** **FOR POSSIBLE ACTION**

Secretary/Treasurer Kristine Austin-Preston stated that this property has been in violation since April 2024. The staff has had no contact with the property owner since October 2024. The property owner was not present.

No Public Comment

Member Kimbrell moved/Member Liebelt seconded to refer to the SCA Board of Directors to take legal action at 688 Spring Valley Parkway, (Tract 202 Block 009 Lot 066). Motion carried 5-0.

**F. NEW BUSINESS**

- F.1 Review, discussion, and possible action to approve a Home Occupation Permit for **B Squared Machining** type of business: **Machine Shop**: at **949 Fairlawn Drive, (Tract 109 Block 004 Lot 004) 4.070 acres.** **FOR POSSIBLE ACTION**

Secretary/Treasurer Kristine Austin-Preston stated the property owner is requesting approval for a Home Occupation Permit. The property owner was not present.

No Public Comment

Member Vavrick moved/Member Kimbrell seconded to approve the Home Occupation Permit at 949 Fairlawn Drive, (Tract 109 Block 004 Lot 004). Motion carried 5-0.

- F.2 Review, discussion, and possible action to approve a Livestock Permit for two (2) Nubian goats at **9 Diamondback Lane, (Tract 303 Block 001 Lot 005) 7.470 acres.** **FOR POSSIBLE ACTION**

Secretary/Treasurer Kristine Austin-Preston stated the property owner is requesting approval for a Livestock Permit for two (2) goats. The property owner was not present. The permit showed adequate property and shelter for the livestock.

No Public Comment

Member Kimbrell moved/Member Liebelt seconded to approve the Livestock Permit at 9 Diamondback Lane, (Tract 303 Block 001 Lot 005). Motion carried 5-0.

- F.3 Review, discussion, and possible action to approve a Livestock Permit for two (2) goats at **745 Clover Drive, (Tract 401 Block 013 Lot 017) 2.050 acres.**

***FOR POSSIBLE ACTION***

Secretary/Treasurer Kristine Austin-Preston stated the property owner is requesting approval for a Livestock permit for two (2) goats. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Czegledi seconded to approve the Livestock Permit at 745 Clover Drive, (Tract 401 Block 013 Lot 017), with the condition that they show proof of shelter for goats. Motion carried 5-0.

- F.4 Review, discussion, and possible action to approve a Livestock Permit for eight (8) goats at **877 Zephyr Drive, (Tract 403 Block 007 Lot 002) 5.390 acres.**

***FOR POSSIBLE ACTION***

Secretary/Treasurer Kristine Austin-Preston stated the property owner is requesting approval for a Livestock permit for eight (8) goats. The permit showed adequate property and shelter for the livestock.

The property owner, Steven Boyle, stated that he has a 5.4 acre lot with 3.5 acres used for pasture.

No Public Comment

Member Czegledi moved/Member Vavrck seconded to approve the Livestock Permit at 877 Zephyr Drive, (Tract 403 Block 007 Lot 002). Motion carried 5-0.

- F.5 Review, discussion, and possible action to approve a Livestock Permit for eight (3) goats at **999 Wolf Creek Drive, (Tract 402 Block 013 Lot 008) 2.450 acres.**

***FOR POSSIBLE ACTION***

Secretary/Treasurer Kristine Austin-Preston stated the property owner is requesting approval for a Livestock permit for three (3) goats. The permit showed adequate property and shelter for the livestock.

The property owner, Gary Isaman, stated that he wants the goats to help with the noxious weeds.

No Public Comment

Member Liebelt moved/Member Vavrck seconded to approve the Livestock Permit at 999 Wolf Creek Drive, (Tract 402 Block 013 Lot 008). Motion carried 5-0.

- F.6 Review, discussion, and possible action to approve variance for a garage to be placed in front of the house at **593 Kimble Lane, (Tract 202 Block 018 Lot 113) 1.070 acres.**  
**FOR POSSIBLE ACTION**

Secretary/Treasurer Kristine Austin-Preston stated the property owner is requesting approval for a variance for a garage to be placed in front of the house.

The property owner, Alex Perez, stated there is no room on the side or the back of the property.

Attorney Katie McConnell stated if you could place it where the driveway ends it would be a side yard variance instead of in front of the house. Putting a garage in front of the house is against DOR's, suggested bringing it back in May with a side setback variance.

No Public Comment

No Action Taken

- F.7 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 **730 Hayland Drive, (Tract 202 Block 010 Lot 061) 1.030 acres.**  
**FOR POSSIBLE ACTION**

Secretary/Treasurer Kristine Austin-Preston stated the property owner has received a Nuisance complaint for excessive Roosters.

Attorney Katie McConnell stated that a nuisance complaint needs a burden of proof from the complaining party. Do the pictures and statement provide enough to support the complaint? Suggested tabling to the next meeting and have staff contact both parties to appear.

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 **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's: Fencing and Walls** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **298 Valdez Dr, (Tract 202 Block 023 Lot 010) 1.430 acres.**  
**FOR POSSIBLE ACTION**
- G.2 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 **353 Buffside Court, (Tract 201 Block 004 Lot 033) 1.210 acres.**  
**FOR POSSIBLE ACTION**

- G.3 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 **407 Edgewater Drive, (Tract 201 Block 008 Lot 020) 2.160 acres.**  
**FOR POSSIBLE ACTION**
- G.4 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 **459 Lamont Place, (Tract 202 Block 004 Lot 003) 1.810 acres.**  
**FOR POSSIBLE ACTION**
- 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 **487 Edgewater Drive, (Tract 201 Block 008 Lot 011) 2.010 acres.**  
**FOR POSSIBLE ACTION**
- G.6 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 **563 Holiday Drive, (Tract 202 Block 037 Lot 008) 1.140 acres.**  
**FOR POSSIBLE ACTION**
- G.7 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 **597 Buffside Drive, (Tract 201 Block 005 Lot 008) 1.350 acres.**  
**FOR POSSIBLE ACTION**
- G.8 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 **672 Holiday Drive , (Tract 202 Block 003 Lot 017) 1.140 acres.**  
**FOR POSSIBLE ACTION**
- G.9 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 **689 Holiday Drive, (Tract 202 Block 001 Lot 016) 1.650 acres.**  
**FOR POSSIBLE ACTION**
- G.10 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 **768 Holiday Drive, (Tract 202 Block 003 Lot 032) 1.030 acres.**  
**FOR POSSIBLE ACTION**
- G.11 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 **772 Rustic Court, (Tract 202 Block 0006 Lot 013) 1.320 acres.**  
**FOR POSSIBLE ACTION**
- G.12 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 **812 White Oak Drive, (Tract 402 Block 004 Lot 023) 1.410 acres.**  
**FOR POSSIBLE ACTION**

Secretary/Treasurer Kristine Austin-Preston stated that this property has been in violation since December 2024.

The property owner, Jerry Swisher, stated that he wants clarification for the whole violation system. Something is good one year and not the next, someone is applying opinions to the rules. Rita Swisher stated they did clean up around the blue shed.

Staff discussion- Carport needs to have a finished appearance and needs a manufactured door as tarps are not allowed. All items in violation need to be moved or put up a gate across the front fence to cover all items so that they are not visible from any public right away.

No Public Comment

Member Czegledi moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 812 White Oak Drive, (Tract 402 Block 004 Lot 023). Motion carried 5-0.

Chair Martindale moved/Member Czegledi seconded to move the consent agenda forward and refer the COA Violation numbers G1 to G11 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 March 10, 2025, Regular meeting.

**FOR POSSIBLE ACTION**

No public comment was received.

Member Czegledi moved/Member Kimbrell seconded to approve the minutes from the March 10, 2025, Regular Meeting. Motion carried 5-0.

#### **J. REPORTS**

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

**FOR POSSIBLE ACTION**

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

**FOR POSSIBLE ACTION**

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

**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 March 2025. 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, May 12, 2025.

***FOR POSSIBLE ACTION***

**M. ADJOURN MEETING**

**FOR POSSIBLE ACTION**

Chair Martindale adjourned the meeting at 6:52 p.m.