



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Committee of Architecture
Monday, July 14, 2025, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Alan Kimbrell – Chair, Nick Czegledi, Elex Vavrick, Elisa Liebelt

ABSENT:

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

CORPORATE ATTORNEY: Katie McConnell-on the phone

CALL TO ORDER: Chair Kimbrell called the meeting to order in person and telephonically at 5:31 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

- E.1 Review, discussion, and possible action to approve a Livestock Permit for one (1) goat at **514 Castlecrest Drive, (Tract 201 Block 006 Lot 008) 1.030 acres. FOR POSSIBLE ACTION**

Secretary Duncan stated the property owner is requesting approval for a Livestock permit for one (1) goat. The property owner was not present. The permit showed adequate property and shelter for the livestock.

No Public Comment

Member Czegledi moved/Member Liebelt seconded to approve the Livestock Permit at 514 Castlecrest Drive, (Tract 201 Block 006 Lot 008). Motion carried 4-0.

- E.2 Review, discussion, and possible action to approve a Livestock Permit for two (2) sheep at **619 Hayland Drive, (Tract 202 Block 009 Lot 039) 1.390 acres. FOR POSSIBLE ACTION**

Secretary Duncan stated the property owner is requesting approval for a Livestock permit for two (2) sheep. The property owner was not present. The permit showed adequate property and shelter for the livestock.

No Public Comment

Chair Kimbrell moved/Member Czegledi seconded to approve the Livestock Permit at 619 Hayland Drive, (Tract 202 Block 009 Lot 039). Motion carried 4-0.

- E.3 Review, discussion, and possible action to approve a Livestock Permit for two (2) goats at **850 Royal Oak Drive, (Tract 402 Block 003 Lot 013) 1.440 acres. FOR POSSIBLE ACTION**

Secretary Duncan 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 Liebelt moved/Member Czegledi seconded to approve the Livestock Permit at 850 Royal Oak Drive, (Tract 402 Block 003 Lot 013). Motion carried 4-0.

- E.4 Review, discussion, and possible action regarding **COA R&R's: Accessory/Auxiliary Placement/Setbacks** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **250 Northglen Drive, (Tract 106B Block 004 Lot 007) 1.000 acres. FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2023. The property owner was not present. The property owner sent a letter requesting more time.

No Public Comment

Chair Kimbrell moved/Member Vavrlick seconded to refer to the SCA Board of Directors to take legal action at 250 Northglen Drive, (Tract 106B Block 004 Lot 007). Motion carried 4-0.

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a Livestock Permit for three (3) goats at **994 Hillrose Drive, (Tract 109 Block 006 Lot 001) 6.240 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated the property owner is requesting approval for a Livestock permit for three (3) goats. The property owner was not present. The permit showed adequate property and shelter for the livestock.

No Public Comment

Member Czegledi moved/Member Vavrlick seconded to approve the Livestock Permit at 994 Hillrose Drive, (Tract 109 Block 006 Lot 001). Motion carried 4-0.

- F.2 Review, discussion, and possible action to approve a Livestock Permit for two (2) goats at **481 Glen Haven Drive, (Tract 107 Block 002 Lot 025) 3.150 acres.**

FOR POSSIBLE ACTION

Secretary Duncan 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 Liebelt moved/Member Czegledi seconded to approve the Livestock Permit at 481 Glen Haven Drive, (Tract 107 Block 002 Lot 025). Motion carried 4-0.

- 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 **436 Country Club Plaza, (Tract 106C Block 004 Lot 023) 1.830 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that this property has received a nuisance complaint for dogs at large/excessive dust.

Jessie Holland, the neighbor at 444 Country Club Plaza, stated the dogs are frequently in his yard and have been picked up by animal control many times. He has tried to work with him, but the neighbor is not cooperative. He also stated that he had removed all the vegetation from the lot and the wind causes dust issues on his property and in his house.

The property owner, William Greener, stated that he travels back and forth to Salt Lake City and is aware that his dogs got out and were picked up by animal control. He will

put up a fence, it will be completed by mid-August to keep the dogs contained to address the problem. He is also getting a commercial breeding license to appease the county for illegal breeding.

Attorney McConnell stated that while the county might allow commercial breeding, it is not allowed within the SCA.

The item will be heard again in August.

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 **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's: Metal Storage Containers** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **486 Edgewater Drive, (Tract 201 Block 003 Lot 016) 2.160 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since December 2024. The last contact with the property owner was in July 2025.

The property owner, James Woodard, said he submitted a plot map for the storage containers that were signed by a previous SCA employee as was told that they were grandfathered. He did not know that they were not allowed.

Attorney Katie McConnell stated there is no paperwork to substantiate that there was an approved permit signed by COA members.

Discussion- any structure over 32 sq feet requires a permit and all permits must be stamped and signed by COA Committee members. There is public notice supplied for any rule changes with multiple readings.

No Public Comment

Member Czegledi moved/Member Vavrck seconded to refer to the SCA Board of Directors to take legal action at 486 Edgewater Drive, (Tract 201 Block 003 Lot 016). Motion carried 4-0.

- G.2 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, 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 **500 Rawlings Drive, (Tract 304 Block 006 Lot 022) 1.060 acres.** **FOR POSSIBLE ACTION**

- G.3 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 **559 Thistle Drive, (Tract 401 Block 012 Lot 001) 2.620 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since March 2025. The property is in compliance and requesting to dismiss.

No Public Comment

Member Czegledi moved/Chair Kimbrell seconded to dismiss the violations at 559 Thistle Drive, (Tract 401 Block 012 Lot 001). Motion carried 4-0.

- 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 **590 Buffside Drive, (Tract 201 Block 004 Lot 039) 1.050 acres.**

FOR POSSIBLE ACTION

- 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** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **615 Thistle Drive, (Tract 401 Block 006 Lot 036) 2.050 acres.**

FOR POSSIBLE ACTION

- G.6 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, COA R&R's: Exterior Condition of Structures, SCA DOR's: Unsightly: Storage of Tools and Trash, COA 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 **639 Hayland Drive, (Tract 202 Block 009 Lot 034) 1.030 acres.**

FOR POSSIBLE ACTION

- G.7 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 **658 Bluegrass Drive, (Tract 401 Block 009 Lot 030) 2.150 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 **678 Smokey Plaza, (Tract 202 Block 011 Lot 060) 1.570 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that this property has been in violation since February 2025. The property owner was present and requested more time to complete.

No Action Taken

- 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, COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds, COA R&R's Temporary Structures, Playscapes and/or Equipment, COA R&R's Fences & Walls** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **681 Smokey Drive, (Tract 202 Block 010 Lot 015) 1.030 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that this property has been in violation since January 2025. The property owner was present and requested more time to complete.

No Action Taken

- G.10 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 **706 Hayland Drive, (Tract 202 Block 010 Lot 057) 1.000 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated that this property has been in violation since January 2025. The staff has had recent contact with property owner and one shed is complete and needs more time to complete the others.

No Public Comment

Member Czegledi moved/Member Liebelt seconded to table the violations at 706 Hayland Drive, (Tract 202 Block 010 Lot 057) and bring back to the September COA if not in compliance. Motion carried 4-0.

- 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 **758 Lily Drive, (Tract 202 Block 005 Lot 032) 1.030 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated that this property has been in violation since January 2025. The property owner sent a letter requesting more time.

No Public Comment

Member Liebelt moved/Member Vavrick seconded to table violations at 758 Lily Drive, (Tract 202 Block 005 Lot 032) and bring back to the September COA if not in compliance. Motion carried 4-0.

- G.12 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 **787 Sterling Drive, (Tract 202 Block 005 Lot 023) 1.030 acres.**
FOR POSSIBLE ACTION

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

The property owner, Robert Erickson, said that he has cleaned up the front and will be building a shop to keep the vehicles out of sight.

No Public Comment

No Action Taken

- G.13 Review, discussion, and possible action regarding **COA R&R's: Metal Storage Containers, 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 **827 Thistle Drive, (Tract 402 Block 009 Lot 055) 1.060 acres.**
FOR POSSIBLE ACTION

- G.14 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 **835 White Oak Drive (Tract 402 Block 003 Lot 010) 1.000 acres.**
FOR POSSIBLE ACTION

- G.15 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 **858 Thistle Drive, (Tract 402 Block 008 Lot 015) 1.110 acres.**
FOR POSSIBLE ACTION

Chair Kimbrell moved/Member Czegledi seconded to move the consent agenda forward and refer the COA Violation numbers G2, G4 to G7, G13 to G15 to the SCA Board of Directors to take legal action and uphold all fines. 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 June 9, 2025, Regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member Czegledi moved/Chair Kimbrell seconded to approve the minutes from the June 9, 2025, Regular Meeting. Motion carried 3-0-1 (Member Liebelt abstained).

J. REPORTS

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

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

No public comment was received.

Member Czegledi moved/Member Liebelt seconded to accept the reports in the binder for June 2025. Motion carried 4-0.

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, August 11, 2025.

FOR POSSIBLE ACTION

M. ADJOURN MEETING

Chair Martindale adjourned the meeting at 7:04 p.m.

FOR POSSIBLE ACTION