



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

Spring Creek Association (“SCA”) Committee of Architecture  
Monday, March 9, 2026, 5:30 PM, PST  
Fairway Community Center Meeting Room  
401 Fairway Blvd, Spring Creek, Nevada

**PRESENT:** Alan Kimbrell, Elisa Liebelt, Elex Vavrick, Tamara Baker

**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 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 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 **519 Abarr Drive, (Tract 402 Block 006 Lot 012) 1.080 acres. FOR POSSIBLE ACTION**

No Action Taken

- E.2 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 **951 Alpine Drive, (Tract 403 Block 023 Lot 006) 1.480 acres. FOR POSSIBLE ACTION**

No Action Taken

**F. NEW BUSINESS**

- F.1 Review, discussion, and possible action to approve a Home Occupation Permit for **Mandi's Paw Spa** type of business: **Dog Groomer**: at **816 Thistle Drive, (Tract 402 Block 008 Lot 022), 1.000 acres. FOR POSSIBLE ACTION**

Secretary Duncan stated that the property owner is requesting approval for a Home Occupation Permit. Property owner was not present

No Public Comment

Member Liebelt moved/Member Baker seconded to approve the Home Occupation Permit at 816 Thistle Drive, (Tract 402 Block 008 Lot 022). Motion carried 4-0.

- F.2 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 **525 Eagle Creek Drive, (Tract 402 Block 014 Lot 025) 1.030 acres. FOR POSSIBLE ACTION**

Secretary Duncan stated the property has received a nuisance complaint for chickens and turkeys at large.

Property owner, Zach Reimold, said he had a few discussions with the neighbor and was trying to keep them on the property. After the sheriff showed up, they covered the pen. They didn't realize the dog was going out but, that has now been rectified with a shock collar.

John Renas, at 521 Eagle Creek Drive, said there were multiple turkeys/chickens/dogs at large multiple times daily on his property. They destroyed two raised flower beds.

He spoke with the neighbors but there was no change, once the sheriff got involved it cured the problem.

No Public Comment

Member Liebelt moved/Chair Kimbrell seconded to dismiss the nuisance violation at 525 Eagle Creek Drive, (Tract 402 Block 014 Lot 025). Motion carried 4-0.

- F.3 Review, discussion, and possible action to approve a Zone Change from AR to OS at **463 Diamondback Drive, (Tract 301 Block 004 Lot 011) 4.180 acres.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated the property owner is requesting approval for a zone change from AR to OS to allow for storage of commercial equipment.

The Property Owner, Joe Purper, owner of New Leaf Solutions, is requesting a zone change.

Attorney Katie McConnell said to clarify from the last meeting, I suggested the zone change option as this does not qualify as a Home Occupation or Conditional Use. Things to look at; is the zone change for the public's good or just the homeowners along with public feedback. If this zone change is approved, it would be tailored to property and not the property owner.

Staff discussion- with multiple Commercial trucks being used do you have permission from the County to access Chimney Creek Road as heavy equipment used on SCA roads is not permitted.

No Public Comment

Member Vavrck moved/Chair Kimbrell seconded to deny the zone change at 463 Diamondback Drive, (Tract 301 Block 004 Lot 011). Motion carried 4-0.

- F.4 Review, discussion, and possible action to approve a Livestock Permit for 2 pigs at **540 Frisco Drive, (Tract 107 Block 004 Lot 021) 2.110 acres.** ***FOR POSSIBLE ACTION***

Secretary Duncan stated the property owner is requesting to approve a Livestock Permit for two pigs. The property owner was not present. The permit showed adequate property and shelter for the livestock.

No Public Comment

Chair Kimbrell moved/Member Vavrck seconded to approve the Livestock Permit at 540 Frisco Drive, (Tract 107 Block 004 Lot 021). Motion carried 4-0.

- F.5 Review, discussion, and possible action to approve the first reading of the revised Committee of Architecture Rules and Regulation #5: Accessory/Auxiliary Placement/Setbacks. ***FOR POSSIBLE ACTION***

Secretary Duncan stated that we are proposing to approve the first reading of the revised Committee of Architecture Rules and Regulation #5 Accessory/Auxiliary Placement/Setbacks.

No Public Comment

Member Vavruck moved/Member Liebelt seconded to approve the first reading of the revised Committee of Architecture Rules and Regulation #5: Accessory/Auxiliary Placement/Setbacks. Motion carried 4-0.

**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: Exterior Condition of Structures** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **910 Alpine Drive, (Tract 403 Block 025 Lot 023) 1.190 acres.** **FOR POSSIBLE ACTION**

No Action Taken

**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 February 9, 2026, Regular meeting.

**FOR POSSIBLE ACTION**

No public comment was received.

Member Baker moved/Member Liebelt seconded to approve the minutes from the February 9, 2026, Regular Meeting. Motion carried 4-0.

**J. REPORTS**

- J.1 Approval of the Committee of Architecture Revenue Report for February 2026. **FOR POSSIBLE ACTION**

- J.2 Approval of the Committee of Architecture Occupancy Report for February 2026. **FOR POSSIBLE ACTION**

- J.3 Approval of the Committee of Architecture Violation Report for February 2026. **FOR POSSIBLE ACTION**

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

No public comment was received.

Member Liebelt moved/Chair Kimbrell seconded to accept the reports in the binder for February 2026. 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, April 13, 2026.

***FOR POSSIBLE ACTION***

**M. ADJOURN MEETING**

Member Kimbrell adjourned the meeting at 6:56 p.m.

**FOR POSSIBLE ACTION**