



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING NOTICE

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, December 9, 2024**, at the Fairway Community Center Meeting Room, 401 Fairway Blvd, Spring Creek, NV beginning at **5:30 P.M. (PST)**

There may be a quorum of the SCA Board of Directors present at the meeting, however, they will not be conducting any Association business.

Posted with this Notice is the agenda for said meeting of the Committee of Architecture. This notice is to be posted at the following places by **9:00 a.m. PST, Wednesday, December 4, 2024**:

SCA Office @ 401 Fairway Blvd.
Country Club Shell
Spring Creek Association

Khoury's Market Community Board
SCA Horse Palace
Website: www.springcreeknv.org

THE REGULAR COA MEETING ROOM IS ACCESSIBLE TO THE PUBLIC FOR THIS MEETING. YOU ARE WELCOME TO ATTEND IN PERSON. THE SPRING CREEK ASSOCIATION REGULAR COA MEETING FOR DECEMBER 9, 2024, WILL ALSO BE AVAILABLE VIA ZOOM.

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Meeting ID: 841 6618 0162 Passcode: 861792
1-346-248-7799
1-253-215-8782

Comments may be submitted by e-mail to: COA@springcreeknv.org by December 6, 2024.

NOTICE TO PERSONS WITH DISABILITIES:

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the Committee of Architecture in writing at: 401 Fairway Blvd; Spring Creek, NV 89815, by E-mail to coa@springcreeknv.org, or by calling (775) 753-6295 at least 48-hours prior to the scheduled meeting.

Respectfully Submitted,

Committee of Architecture
Spring Creek Association

**SPRING CREEK ASSOCIATION
COMMITTEE OF ARCHITECTURE
Regular Meeting
5:30 P.M., P.S.T., Monday, December 9, 2024
401 Fairway Blvd, Spring Creek, NV 89815
Zoom Access Available**

AGENDA

COMMITTEE MEMBERS:

**Kevin Martindale – Chair
Nick Czegledi – Member
Alan Kimbrell – Member
Elisa Liebelt – Member
Elex Vavrick - Member**

NOTICE:

- **Items may be taken out of order.**
- **Two or more items may be combined.**
- **Items may be removed from agenda or delayed at any time.**
- **Restrictions regarding Public Comment:** Pursuant to N.R.S 241.020(c) (3), this time is devoted to comments by the 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 Committee of Architecture 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.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

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

E. UNFINISHED BUISNESS

E.1 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.

FOR POSSIBLE ACTION

E.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 228 Ashford Drive, (Tract 109 Block 004 Lot 003) 4.332 acres.

- E.3 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*
- E.4 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*
- E.5 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*
- E.6 Review, discussion, and possible action regarding **COA R&R's: Accessory Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **748 Westcott Drive, (Tract 401 Block 011 Lot 021) 2.090 acres.** *FOR POSSIBLE ACTION*

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a Zone Change from C2 to C1 at **354 Spring Valley Parkway, (Tract 201 Block 006 Lot 002) .610 acres.** *FOR POSSIBLE ACTION*
- F.2 Review, discussion, and possible action to approve a Zone Change from C2 to C1 at **958 Spring Valley Parkway, (Tract 201 Block 006 Lot 001) .690 acres.** *FOR POSSIBLE ACTION*
- F.3 Review, discussion, and possible action to approve the second reading of the revised Committee of Architecture Rules and Regulation #12: Inoperative/Unregistered/Unlicensed Vehicles. *FOR POSSIBLE ACTION*

G. VIOLATIONS-CONSENT AGENDA

Items may be taken individually for consideration or may be taken as a group by the Committee of Architecture

- G.1 Review, discussion, and possible action regarding **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 **229 Viewcrest Drive, (Tract 101 Block 008 Lot 028) 1.470 acres.** *FOR POSSIBLE ACTION*
- G.2 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 **231 Cascade Drive, (Tract 102 Block 013 Lot 016) 2.130 acres.** *FOR POSSIBLE ACTION*
- G.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 **563 Brent Drive, (Tract 202 Block 018 Lot 088) 1.000 acres.** *FOR POSSIBLE ACTION*

- G.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 **611 Spring Valley Parkway, (Tract 202 Block 003 Lot 078) 1.300 acres.** ***FOR POSSIBLE ACTION***
- G.5 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 **661 Palace Parkway, (Tract 403 Block 025 Lot 013) 1.010 acres.** ***FOR POSSIBLE ACTION***
- 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 **867 Palace Parkway, (Tract 403 Block 016 Lot 018) 1.780 acres.** ***FOR POSSIBLE ACTION***

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***

I. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the November 18, 2024, regular meeting. ***FOR POSSIBLE ACTION***

J. REPORTS

J.1 Accept the Committee of Architecture Revenue Report for November 2024. ***FOR POSSIBLE ACTION***

J.2 Accept the Committee of Architecture Occupancy Report for November 2024. ***FOR POSSIBLE ACTION***

J.3 Accept the Committee of Architecture Violation Report for November 2024. ***FOR POSSIBLE ACTION***

K. PUBLIC COMMENT

L. 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***

M. NEXT MEETING

The next regular meeting of the Committee of Architecture is scheduled for Monday, January 13, 2025. ***FOR POSSIBLE ACTION***

N. ADJOURN MEETING

Declaration of Posting of
Spring Creek Association
Committee of Architecture's Regular Meeting Agenda

I, the undersigned do hereby state and return that I received a copy of the Spring Creek Association Committee of Architecture's Meeting Agenda for the **December 9, 2024**, meeting, a true copy of which is attached hereto, and that I posted a copy of the Agenda at the following public places in County of Elko, State of Nevada as follows:

1. Spring Creek Association Administrative Offices
401 Fairway Blvd, Spring Creek, NV 89815

Date: 12.4.24 Time: 8:45 AM

2. Khoury's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815

Date: 12.4.24 Time: 8:00 AM

3. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV 89815

Date: 12.4.24 Time: 7:45 AM

4. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815

Date: 12.4.24 Time: 8:21 AM

I declare under penalty of perjury that the foregoing is true and correct.

DATED this 4th day of December, 2024.

By: Cheri Duncan

Name: Cheri Duncan

Title: COA Secretary