



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING NOTICE

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, August 11, 2025**, 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, August 6, 2025**:

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

Ridley'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 AUGUST 11, 2025, WILL ALSO BE AVAILABLE VIA ZOOM.

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Meeting ID: 813 5323 3610 Passcode: 728237
1-346-248-7799
1-253-215-8782

Comments may be submitted by e-mail to: COA@springcreeknv.org by August 8, 2025.

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, August 11, 2025
401 Fairway Blvd, Spring Creek, NV 89815
*Zoom Access Available***

AGENDA

COMMITTEE MEMBERS:

**Alan Kimbrell – Chair
Nick Czegledi – Member
Elex Vavrick - Member
Elisa Liebelt – Member
Brittiney Hinkley – 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 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 **406 Merino Drive, (Tract 202 Block 014 Lot 022) 1.110 acres.** ***FOR POSSIBLE ACTION***
- E.2 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***

E.3 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***

E.4 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***

E.5 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***

F. NEW BUSINESS

F.1 Review, discussion, and possible action to approve a Home Occupation Permit for **Speedy Sporks** type of business: **Food Delivery**: at **314 Glenvista Drive, (Tract 102 Block 014 Lot 030) 2.160 acres.** ***FOR POSSIBLE ACTION***

F.2 Review, discussion and possible action to consider a request from Sarah Stevenson for an extended stay longer than the two-week maximum allowed in **COA R&R's: Travel Trailers/Motorhomes** at **523 Diamondback Dr, (Tract 301 Block 004 Lot 006) 4.060 acres.** ***FOR POSSIBLE ACTION***

F.3 Review, discussion, and possible action to approve a variance for a carport to be placed 8-9 ft from the house at **269 Country Club Parkway, (Tract 106A Block 002 Lot 050) 0.480 acres.** ***FOR POSSIBLE ACTION***

F.4 Review, discussion, and possible action to approve a Livestock Permit for six (6) goats at **375 Valley Bend Drive, (Tract 103 Block 009 Lot 026) 1.250 acres.** ***FOR POSSIBLE ACTION***

F.5 Review, discussion, and possible action to approve a Livestock Permit for four (4) goats at **383 Oakmont Drive, (Tract 402 Block 004 Lot 014) 1.030 acres.** ***FOR POSSIBLE ACTION***

F.6 Review, discussion, and possible action to approve a Livestock Permit for one (1) goat at **576 Palace Parkway, (Tract 402 Block 005 Lot 002) 1.020 acres.** ***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 **COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **329 Kimble Drive, (Tract 202 Block 013 Lot 005) 1.000 acres.** ***FOR POSSIBLE ACTION***

- G.2 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 **358 Oakmont Drive, (Tract 402 Block 018 Lot 008) 2.030 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 **363 Spring Creek Parkway, (Tract 102 Block 012 Lot 0015) .590 acres.** ***FOR POSSIBLE ACTION***
- G.4 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 **451 White Oak Drive, (Tract 402 Block 001 Lot 032) 1.620 acres.** ***FOR POSSIBLE ACTION***
- G.5 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 **452 Gypsum Drive, (Tract 202 Block 025 Lot 001) 1.200 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 **456 Spring Creek Parkway, (Tract 101 Block 008 Lot 035) 1.410 acres.** ***FOR POSSIBLE ACTION***
- G.7 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 **528 Eagle Creek Drive, (Tract 402 Block 013 Lot 003) 2.000 acres.** ***FOR POSSIBLE ACTION***
- G.8 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 **577 Shadybrook Drive, (Tract 304 Block 008 Lot 015) 4.460 acres.** ***FOR POSSIBLE ACTION***
- G.9 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, 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 **592 Spring Valley Court, (Tract 201 Block 004 Lot 009) 2.590 acres.** ***FOR POSSIBLE ACTION***
- G.10 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 **608 Shadybrook Drive, (Tract 304 Block 009 Lot 002) 5.510 acres.** ***FOR POSSIBLE ACTION***
- G.11 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 **623 Westcott Drive, (Tract 401 Block 010 Lot 010) 2.020 acres.** ***FOR POSSIBLE ACTION***
- G.12 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 **703 Palace Parkway, (Tract 403 Block 018 Lot 066) 1.040 acres.**

FOR POSSIBLE ACTION

- G.13 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 **712 Eastlake Drive, (Tract 401 Block 0017 Lot 038) 2.000 acres.**

FOR POSSIBLE ACTION

- G.14 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 **739 Spring Creek Parkway, (Tract 103 Block 004 Lot 019) 2.750 acres.**

FOR POSSIBLE ACTION

- G.15 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 **749 Lamont Drive, (Tract 202 Block 003 Lot 049) 1.050 acres.**

FOR POSSIBLE ACTION

- G.16 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 **797 Aesop Drive, (Tract 403 Block 008 Lot 002) 4.790 acres.**

FOR POSSIBLE ACTION

- G.17 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 **980 Oakmont Drive, (Tract 402 Block 015 Lot 002) 1.030 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 July 14, 2025, regular meeting.

FOR POSSIBLE ACTION

J. REPORTS - CONSENT AGENDA

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

- J.1 Accept the Committee of Architecture Revenue Report for July 2025.

FOR POSSIBLE ACTION

- J.2 Accept the Committee of Architecture Occupancy Report for July 2025.

FOR POSSIBLE ACTION

- J.3 Accept the Committee of Architecture Violation Report for July 2025.

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, September 8, 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 **August 11, 2025**, 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: 8.6.25 Time: 7:50 AM

2. Ridley's Family Market, 568 Spring Valley Court, Spring Creek, NV 89815

Date: 8.6.25 Time: 8:40 AM

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

Date: 8.6.25 Time: 8:05 AM

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

Date: 8.6.25 Time: 8:21 AM

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

DATED this 8th day of August, 2025.

By: Cheri Duncan

Name: Cheri Duncan

Title: COA Secretary