



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING NOTICE

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, November 13, 2023**, 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, November 8, 2023**:

SCA Office @ 401 Fairway Blvd.
Country Club Shell

Khoury's Market Community Board
SCA Horse Palace

Spring Creek Association 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 NOVEMBER 13, 2023, WILL ALSO BE AVAILABLE VIA ZOOM.

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Meeting ID: 816 5844 7724 Passcode: 713472

1-346-248-7799

1-253-215-8782

Comments may be submitted by e-mail to: COA@springcreeknv.org by November 10, 2023.

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, November 13, 2023
401 Fairway Blvd, Spring Creek, NV 89815
Zoom Access Available**

AGENDA

COMMITTEE MEMBERS:

Kevin Martindale – Chair
Bonnie Bawcom – Member
Nick Czegledi – Member
Kenny Kelly – Member
Elex Vavrck - 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. OLD BUSINESS

E.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 **357 Bluecrest Drive, (Tract 102 Block 006 Lot 006) 1.250 acres.**

FOR POSSIBLE ACTION

E.2 Review, discussion, and possible action regarding **COA R&R: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold

all fines regarding **597 Westcott Drive, (Tract 401 Block 012 Lot 020) 2.640 acres.**

FOR POSSIBLE ACTION

E.3 Review, discussion, and possible action regarding **COA R&R's Inoperative, Unregistered, Unlicensed Vehicles** and 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***

E.4 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, COA R&R's: Fences & Walls** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **905 Bowie Way, (Tract 403 Block 003 Lot 016) 1.780 acres.** ***FOR POSSIBLE ACTION***

F. NEW BUSINESS

F.1 Review, discussion, and possible action to approve a variance for the shop to be placed in front of the garage and for the peak to be 22 feet at **332 Lookout Drive, (Tract 109 Block 007 Lot 003) 5.380 acres.** ***FOR POSSIBLE ACTION***

F.2 Review, discussion, and possible action to approve a Home Occupation permit for **Heartland Wellness** type of business: **Body Therapy**: at **122 Edgewood Drive, (Tract 102 Block 004 Lot 006) 1.340 acres.** ***FOR POSSIBLE ACTION***

F.3 Review, discussion, and possible action to approve a Home Occupation permit for **Stephanie's Tasty Treats** type of business: **Bakery**: at **361 Westby Drive, (Tract 202 Block 011 Lot 015) 1.250 acres.** ***FOR POSSIBLE ACTION***

G. VIOLATIONS

G.1 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 **135 Flora Place, (Tract 106B Block 008 Lot 016) 1.600 acres.** ***FOR POSSIBLE ACTION***

G.2 Review, discussion, and possible action regarding **COA R&R: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **290 Flora Drive, (Tract 106B Block 002 Lot 007) 1.000 acres.** ***FOR POSSIBLE ACTION***

G.3 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's Inoperative, Unregistered, Unlicensed Vehicles** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **316 Ashcroft Place, (Tract 103 Block 006 Lot 026) 1.050 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** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **317 Trescartes Avenue, (Tract 201 Block 009 Lot 058) 1.240 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** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **370 Lakeport Drive, (Tract 106B Block 004 Lot 030) 1.050 acres.** ***FOR POSSIBLE ACTION***

- G.6 Review, discussion, and possible action regarding **COA R&R's Inoperative, Unregistered, Unlicensed Vehicles** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **380 Lawndale Drive, (Tract 103 Block 008 Lot 002) 1.430 acres.** *FOR POSSIBLE ACTION*
- G.7 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 **425 Flora Drive, (Tract 106B Block 006 Lot 060) 1.060 acres.** *FOR POSSIBLE ACTION*
- G.8 Review, discussion, and possible action regarding **SCA DOR's: Unightly: Storage of Tools and Trash** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **434 Flora Drive, (Tract 106B Block 002 Lot 035) 1.000 acres.** *FOR POSSIBLE ACTION*
- G.9 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 **435 Flora Drive, (Tract 106B Block 006 Lot 050) 1.060 acres.** *FOR POSSIBLE ACTION*
- G.10 Review, discussion, and possible action regarding **SCA DOR's: Unightly: Storage of Tools and Trash, COA R&R's Inoperative, Unregistered, Unlicensed Vehicles** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **451 Gypsum Lane, (Tract 202 Block 025 Lot 014) 1.440 acres.** *FOR POSSIBLE ACTION*
- G.11 Review, discussion, and possible action regarding **COA R&R's Inoperative, Unregistered, Unlicensed Vehicles** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **472 Rawlings Drive, (Tract 304 Block 006 Lot 029) 1.050 acres.** *FOR POSSIBLE ACTION*
- G.12 Review, discussion, and possible action regarding **SCA DOR's: Unightly: Storage of Tools and Trash, COA R&R: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **483 Lynx Drive, (Tract 202 Block 018 Lot 054) 1.240 acres.** *FOR POSSIBLE ACTION*
- G.13 Review, discussion, and possible action regarding **COA R&R's: Fences & Walls** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **507 Brent Drive, (Tract 202 Block 019 Lot 006) 1.130 acres.** *FOR POSSIBLE ACTION*
- G.14 Review, discussion, and possible action regarding **SCA DOR's: Unightly: Storage of Tools and Trash** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **514 Parkridge Parkway, (Tract 401 Block 008 Lot 008) 2.270 acres.** *FOR POSSIBLE ACTION*
- G.15 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 **579 Spring Creek Parkway, (Tract 101 Block 002 Lot 042) 1.540 acres.** *FOR POSSIBLE ACTION*
- G.16 Review, discussion, and possible action regarding **SCA DOR's: Unightly: Storage of Tools and Trash, 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 **609 Westby Drive, (Tract 202 Block 010 Lot 028) 2.780 acres.** ***FOR POSSIBLE ACTION***

G.17 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, COA R&R's Inoperative, Unregistered, Unlicensed Vehicles** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **615 Spring Valley Parkway, (Tract 202 Block 003 Lot 077) 1.780 acres.** ***FOR POSSIBLE ACTION***

G.18 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 **684 Spring Creek Parkway, (Tract 106C Block 005 Lot 013) 3.090 acres.** ***FOR POSSIBLE ACTION***

G.19 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 **715 Spring Creek Parkway, (Tract 103 Block 004 Lot 007) 2.130 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 October 11, 2023, regular meeting. ***FOR POSSIBLE ACTION***

J. REPORTS

J.1 Accept the Committee of Architecture Revenue Report for October 2023. ***FOR POSSIBLE ACTION***

J.2 Accept the Committee of Architecture Occupancy Report for October 2023. ***FOR POSSIBLE ACTION***

J.3 Accept the Committee of Architecture Violation Report for October 2023. ***FOR POSSIBLE ACTION***

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

L. NEXT MEETING

The next regular meeting of the Committee of Architecture is scheduled for Monday, December 11, 2023. ***FOR POSSIBLE ACTION***

M. 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 **November 13, 2023**, 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: 11.7.23 Time: 2:45 PM

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

Date: 11.7.23 Time: 3:05 PM

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

Date: 11.7.23 Time: 3:25 PM

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

Date: 11.7.23 Time: 3:43 PM

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

DATED this 7th day of October, 2023.

By: Cheri Duncan

Name: Cheri Duncan

Title: COA Secretary