



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING NOTICE

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, December 11, 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, December 6, 2023**:

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 11, 2023, WILL ALSO BE AVAILABLE VIA ZOOM.

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Meeting ID: 826 1906 3771 Passcode: 988550

1-346-248-7799

1-253-215-8782

Comments may be submitted by e-mail to: COA@springcreeknv.org by December 8, 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, December 11, 2023
401 Fairway Blvd, Spring Creek, NV 89815
Zoom Access Available**

AGENDA

COMMITTEE MEMBERS:

Kevin Martindale – Chair
Bonnie Bawcom – Member
Nick Czeglédi – Member
Kenny Kelly – 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. OLD BUSINESS

- E.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 **715 Spring Creek Parkway, (Tract 103 Block 004 Lot 007) 2.130 acres.**
- FOR POSSIBLE ACTION***

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a variance for the shop to be placed toward the southwest corner of the property, 35 Feet from the front property line, 18 feet from the side property line and for the peak to be 22 feet at **244 Cliff Place, (Tract 109 Block 008 Lot 006) 2.110 acres.** *FOR POSSIBLE ACTION*
- F.2 Review, discussion, and possible action to approve a variance to extend the fence height to 7 ½ feet tall with 3 wire barbed wire on the top at **612 Spring Creek Parkway, (Tract 101 Block x Lot x) .340 acres.** *FOR POSSIBLE ACTION*
- F.3 Review, discussion, and possible action to approve a variance to extend the fence height to 7 ½ feet tall with 3 wire barbed wire on the top at **113 Flora Court, (Tract 106B Block x Lot x) .440 acres.** *FOR POSSIBLE ACTION*
- F.4 Review, discussion, and possible action to approve a variance to extend the fence height to 7 ½ feet tall with 3 wire barbed wire on the top at **391 Blakeland Drive, (Tract 103 Block 003 Lot 033) 2.130 acres.** *FOR POSSIBLE ACTION*
- F.5 Review, discussion, and possible action to approve a variance to extend the fence height to 7 ½ feet tall with 3 wire barbed wire on the top at **670 Bronco Drive, (Tract 403 Block x Lot x) 141.750 acres.** *FOR POSSIBLE ACTION*
- F.6 Review, discussion, and consideration to approve a Commercial Sign Permit for **The Watering Hole**, type of business: **BAR**; located at **559 Spring Valley Court., (Tract 201 Block 004 Lot 012) 2.350 acres.** *FOR POSSIBLE ACTION*

G. VIOLATIONS

- 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 **111 Edgewood Avenue, (Tract 105 Block 001 Lot 009) 2.150 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 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 **169 Flowing Wells Drive, (Tract 301 Block 002 Lot 034) 4.610 acres.** *FOR POSSIBLE ACTION*
- G.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 **271 Blakeland Drive, (Tract 103 Block 003 Lot 013) 1.870 acres.** *FOR POSSIBLE ACTION*
- G.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 **390 Thoroughbred Drive, (Tract 103 Block 009 Lot 007) 1.750 acres.** *FOR POSSIBLE ACTION*
- G.5 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 **437 Lyndhurst Drive, (Tract 101 Block 006 Lot 015) 1.530 acres.** *FOR POSSIBLE ACTION*

- G.6 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 **532 Charlwood Court, (Tract 101 Block 003 Lot 007) 2.260 acres.**
FOR POSSIBLE ACTION
- G.7 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 **572 Gilia Place, (Tract 202 Block 037 Lot 026) 1.600 acres.**
FOR POSSIBLE ACTION
- G.8 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 **615 Palace Parkway, (Tract 402 Block 009 Lot 014) 1.230 acres.**
FOR POSSIBLE ACTION
- G.9 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 **638 Willington Drive, (Tract 401 Block 022 Lot 021) 2.060 acres.**
FOR POSSIBLE ACTION
- G.10 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 **795 Thorpe Drive, (Tract 403 Block 018 Lot 054) 1.520 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 13, 2023, regular meeting. **FOR POSSIBLE ACTION**

J. REPORTS

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

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

J.3 Accept the Committee of Architecture Violation Report for November 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, January 8, 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 **December 11, 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: 12.5.23 Time: 11:32 AM

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

Date: 12.5.23 Time: 11:44 AM

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

Date: 12.5.23 Time: 1:21 PM

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

Date: 12.5.23 Time: 11:10 AM

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

DATED this 5th day of December, 2023.

By: Cheri Duncan

Name: Cheri Duncan

Title: COA Secretary