



**SPRING CREEK ASSOCIATION  
COMMITTEE OF ARCHITECTURE  
REGULAR MEETING NOTICE**

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, June 10, 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, June 5, 2024**:

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

Khoury's Market Community Board  
SCA Horse Palace  
Website: [www.springcreeknv.org](http://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 JUNE 10, 2024, WILL ALSO BE AVAILABLE VIA ZOOM.**

**The meeting can be accessed by phone by calling:**

**Number: 1-669-900-6833, Meeting ID: 885 3852 3607      Passcode: 010121**

**1-346-248-7799**

**1-253-215-8782**

**Comments may be submitted by e-mail to: [COA@springcreeknv.org](mailto:COA@springcreeknv.org) by June 7, 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](mailto: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, June 10, 2024  
401 Fairway Blvd, Spring Creek, NV 89815  
**Zoom Access Available****

**AGENDA**

**COMMITTEE MEMBERS:**

**Kevin Martindale** – Chair  
**Nick Czegledi** – Member  
**Alan Kimbrell** – Member  
**Donna Stokes** – 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***

**F. NEW BUSINESS**

- F.1 Review, discussion, and possible action to approve a variance for the peak of the shop to be at 22' 10 3/8" instead of 20' at **496 Brent Drive, (Tract 202 Block 020 Lot 004) 1.100 acres.**  
***FOR POSSIBLE ACTION***
- F.2 Review, discussion, and possible action to approve a variance for the peak of the shop to be at 23' 7/8" instead of 20' at **480 Heather Drive, (Tract 107 Block 002 Lot 002) 2.080 acres.**  
***FOR POSSIBLE ACTION***

- F.3 Review, discussion, and possible action to approve a variance for the shop to be 35' from the front property line instead of 50' at **911 Oakmont Drive, (Tract 402 Block 017 Lot 011) 1.150 acres.**  
*FOR POSSIBLE ACTION*
- F.4 Review, discussion, and possible action to approve a variance for the fence to be 8' instead of 6' at **301 Lawndale Drive, (Tract 104 Block 001 Lot 008) 4.000 acres.**  
*FOR POSSIBLE ACTION*
- F.5 Review, discussion, and possible action to approve the first reading of the revised Committee of Architecture Rules and Regulation #6: Metal Storage Containers. *FOR POSSIBLE ACTION*
- F.6 Review and discussion to consider creating a rule in regards to: Short Term Rentals.  
*NON-ACTION ITEM*

**G. VIOLATIONS**

- G.1 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, 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 **276 Lawndale Drive, (Tract 104 Block 003 Lot 012) 2.000 acres.**  
*FOR POSSIBLE ACTION*
- G.2 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 **297 Oxford Drive, (Tract 202 Block 024 Lot 008) 1.320 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 **418 Tiffany Drive, (Tract 202 Block 025 Lot 056) 1.600 acres.**  
*FOR POSSIBLE ACTION*
- G.4 Review, discussion, and possible action regarding **COA R&R's Inoperative, Unregistered, Unlicensed Vehicles, COA R&R's: Exterior Condition of Structures, 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 **432 Tiffany Drive, (Tract 202 Block 025 Lot 059) 1.160 acres.**  
*FOR POSSIBLE ACTION*
- G.5 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 **465 Gypsum Drive, (Tract 202 Block 021 Lot 011) 1.050 acres.**  
*FOR POSSIBLE ACTION*
- G.6 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 **499 Shadybrook Drive, (Tract 304 Block 006 Lot 018) 1.030 acres.**  
*FOR POSSIBLE ACTION*
- G.7 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: 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 **567 Brent Drive, (Tract 202 Block 018 Lot 090) 1.000 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 **576 Brent Drive, (Tract 202 Block 020 Lot 024) 1.000 acres.**  
*FOR POSSIBLE ACTION*
- G.9 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: 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 **598 Buffside Drive, (Tract 201 Block 004 Lot 040) 1.420 acres.**  
*FOR POSSIBLE ACTION*
- G.10 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: 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 **764 Lamont Drive (Tract 202 Block 004 Lot 006) 1.230 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 May 13, 2024, regular meeting. *FOR POSSIBLE ACTION*

**J. REPORTS**

**I.1** Accept the Committee of Architecture Revenue Report for May 2024.  
*FOR POSSIBLE ACTION*

**I.2** Accept the Committee of Architecture Occupancy Report for May 2024.  
*FOR POSSIBLE ACTION*

**I.3** Accept the Committee of Architecture Violation Report for May 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, June 10, 2024.  
*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 **June 10, 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: 6.5.24 Time: 8:02 AM

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

Date: 6.5.24 Time: 8:33 AM

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

Date: 6.5.24 Time: 8:45 AM

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

Date: 6.5.24 Time: 8:18 AM

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

DATED this 5<sup>th</sup> day of June, 2024.

By: Cheri Duncan

Name: Cheri Duncan

Title: COA Secretary