



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING NOTICE

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, July 8, 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, Tuesday, July 2, 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 JULY 8, 2024, WILL ALSO BE AVAILABLE VIA ZOOM.

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Meeting ID: 823 2776 6017 Passcode: 154183
1-346-248-7799
1-253-215-8782

Comments may be submitted by e-mail to: COA@springcreeknv.org by July 5, 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, July 8, 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

E. UNFINISHED BUISNESS

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a Home Occupation Permit for **The Archer** type of business: **Archery Repair & Supplies**: at **601 Abarr Drive, (Tract 402 Block 007 Lot 009) 1.310 acres.** ***FOR POSSIBLE ACTION***

- F.2 Review, discussion, and possible action to approve a Home Occupation Sign Permit for **The Archer** type of business: **Archery Repair & Supplies**: at **601 Abarr Drive, (Tract 402 Block 007 Lot 009) 1.310 acres.** **FOR POSSIBLE ACTION**
- F.3 Review, discussion, and possible action to approve a Home Occupation Permit for **Jaeger Engine and Chassis** type of business: **Custom Automotive & Fabrication**: at **245 Lyndhurst Lane, (Tract 101 Block 008 Lot 013) 1.260 acres.** **FOR POSSIBLE ACTION**
- F.4 Review, discussion, and possible action to approve a variance for an existing structure/guesthouse to be at 972 sq feet instead of 500 sq feet at **141 Verdes Drive, (Tract 301 Block 006 Lot 004) 4.140 acres.** **FOR POSSIBLE ACTION**
- F.5 Review, discussion, and possible action to approve a variance for shed to sit in front of and to the left of the house at **662 Westcott Drive, (Tract 401 Block 011 Lot 033) 1.969 acres.** **FOR POSSIBLE ACTION**
- F.6 Review, discussion, and possible action to approve the second reading of the revised Committee of Architecture Rules and Regulation #6: Metal Storage Containers. **FOR POSSIBLE ACTION**
- F.7 Review, discussion, and possible action to approve the first reading of the revised Committee of Architecture Rules and Regulation #39: Short Term Rentals. **FOR POSSIBLE ACTION**

G. VIOLATIONS

- G.1 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 **157 Spring Creek Parkway, (Tract 102 Block 013 Lot 025) 2.270 acres.** **FOR POSSIBLE ACTION**
- G.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 Lawndale Drive, (Tract 104 Block 003 Lot 020) 2.050 acres.** **FOR POSSIBLE ACTION**
- G.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 **285 Knox Drive, (Tract 202 Block 026 Lot 009) 1.620 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 **288 Dove Creek Court, (Tract 201 Block 003 Lot 042) 2.180 acres.** **FOR POSSIBLE ACTION**
- G.5 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 **398 Smokey Drive, (Tract 202 Block 011 Lot 062) 1.440 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 **432 Cameo Drive, (Tract 107 Block 005 Lot 004) 2.130 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 **436 Jasper Drive, (Tract 202 Block 018 Lot 047) 1.330 acres.**
FOR POSSIBLE ACTION
- G.8 Review, discussion, and possible action regarding **COA R&R's Inoperative, Unregistered, Unlicensed Vehicles, 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 **437 Trescartes Avenue, (Tract 202 Block 028 Lot 009) 1.200 acres.**
FOR POSSIBLE ACTION
- G.9 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 **438 Spring Valley Parkway, (Tract 202 Block 031 Lot 005) 1.070 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 **449 Jasper Drive (Tract 202 Block 030 Lot 008) 1.030 acres.**
FOR POSSIBLE ACTION
- G.11 Review, discussion, and possible action regarding **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 **487 Edgewater Drive (Tract 201 Block 008 Lot 011) 2.010 acres.** *FOR POSSIBLE ACTION*
- G.12 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 **561 Cedarlawn Plaza (Tract 202 Block 031 Lot 018) 1.520 acres.**
FOR POSSIBLE ACTION
- G.13 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 **562 Cedarlawn Plaza (Tract 202 Block 031 Lot 024) 1.110 acres.** *FOR POSSIBLE ACTION*
- G.14 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 **635 Holiday Drive (Tract 202 Block 001 Lot 008) 1.500 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 **809 Spring Valley Parkway (Tract 202 Block 013 Lot 024) 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 June 10, 2024, regular meeting.

FOR POSSIBLE ACTION

J. REPORTS

I.1 Accept the Committee of Architecture Revenue Report for June 2024.

FOR POSSIBLE ACTION

I.2 Accept the Committee of Architecture Occupancy Report for June 2024.

FOR POSSIBLE ACTION

I.3 Accept the Committee of Architecture Violation Report for June 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, August 12, 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 **July 8, 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: 7.2.24 Time: 8:46 AM

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

Date: 7.2.24 Time: 8:14 AM

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

Date: 7.2.24 Time: 8:00 AM

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

Date: 7.2.24 Time: 8:31 AM

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

DATED this 2nd day of July, 2024.

By: Cheri Duncan

Name: Cheri Duncan

Title: COA Secretary