



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING NOTICE

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, August 12, 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, August 7, 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 AUGUST 12, 2024, WILL ALSO BE AVAILABLE VIA ZOOM.

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Meeting ID: 829 3810 2061 Passcode: 030969
1-346-248-7799
1-253-215-8782

Comments may be submitted by e-mail to: COA@springcreeknv.org by August 9, 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, August 12, 2024
401 Fairway Blvd, Spring Creek, NV 89815
Zoom Access Available**

AGENDA

COMMITTEE MEMBERS:

**Kevin Martindale – Chair
Nick Czegledi – Member
Alan Kimbrell – Member
Elisa Liebelt – 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

E.1 Review, discussion, and possible action to approve a variance for a shed to sit in front of and to the left of the house and be 9' instead of 15' from other structures at **662 Westcott Drive, (Tract 401 Block 011 Lot 033) 1.969 acres.** ***FOR POSSIBLE ACTION***

E.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 **157 Spring Creek Parkway, (Tract 102 Block 013 Lot 025) 2.270 acres.**
FOR POSSIBLE ACTION

- E.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 **228 Lawndale Drive, (Tract 104 Block 003 Lot 020) 2.050 acres.**
FOR POSSIBLE ACTION
- E.4 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
- E.5 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
- E.6 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
- E.7 Review, discussion, and possible action to approve the second reading of the revised Committee of Architecture Rules and Regulation #39: Short Term Rentals. **FOR POSSIBLE ACTION**

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a Livestock Permit for one (1) miniature pig and (1) miniature goat at **896 Pemberton Drive, (Tract 403 Block 014 Lot 004) 1.890 acres.**
FOR POSSIBLE ACTION
- F.2 Review, discussion, and possible action to approve a Home Occupation Permit for Royal Archery LLC type of business: **Archery Repair & Supplies**: at **586 Wolf Creek Drive, (Tract 402 Block 012 Lot 006) 1.260 acres.**
FOR POSSIBLE ACTION
- F.3 Review, discussion, and possible action to approve a temporary structure to remain where it is on the property for an extended amount of time: at **819 Oak Creek Lane, (Tract 402 Block 010 Lot 048) 1.480 acres.**
FOR POSSIBLE ACTION
- F.4 Review, discussion, and possible action to approve a variance for the shop's setback be at 10ft instead of 20ft from the property line at **353 Spring Creek Place, (Tract 101 Block 005 Lot 052) 4.040 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 #16: Fences and Walls. **FOR POSSIBLE ACTION**

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** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **124 Agate Drive, (Tract 103 Block 002 Lot 002) 1.466 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 **151 Arroyo Vista Drive, (Tract 301 Block 007 Lot 009) 4.100 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 **241 Brooklawn Drive, (Tract 106C Block 001 Lot 028) 1.020 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 **254 Glenvista Drive, (Tract 102 Block 014 Lot 038) 2.040 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 **262 Glenvista Drive, (Tract 102 Block 014 Lot 037) 2.010 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 **364 Dove Creek Drive, (Tract 201 Block 009 Lot 016) 1.020 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 **467 Westcliff Drive, (Tract 201 Block 007 Lot 025) 1.050 acres.**
FOR POSSIBLE ACTION
- G.8 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 **525 Spring Valley Parkway, (Tract 202 Block 037 Lot 012) 1.840 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 **549 Ashcroft Drive, (Tract 103 Block 006 Lot 014) 2.150 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 Inoperative, Unregistered, Unlicensed Vehicles** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **622 Spring Valley Parkway, (Tract 202 Block 009 Lot 055) 1.700 acres.**
FOR POSSIBLE ACTION
- G.11 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 **628 Spring Valley Parkway, (Tract 202 Block 009 Lot 056) 1.520 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 **664 Spring Valley Parkway, (Tract 202 Block 009 Lot 062) 1.670 acres.**
FOR POSSIBLE ACTION

G.13 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 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 **774 Spring Valley Parkway, (Tract 202 Block 009 Lot 087) 1.030 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 **790 Cessna Court, (Tract 202 Block 003 Lot 045) 1.250 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 8, 2024, regular meeting.
FOR POSSIBLE ACTION

J. REPORTS

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

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

I.3 Accept the Committee of Architecture Violation Report for July 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, September 9, 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 **August 12, 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: 8.7.24 Time: 8:00 AM

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

Date: 8.6.24 Time: 6:29 PM

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

Date: 8.6.24 Time: 6:42 PM

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

Date: 8.6.24 Time: 6:13 PM

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

DATED this 7th day of August, 2024.

By: Cheri Duncan

Name: Cheri Duncan

Title: COA Secretary