



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING NOTICE

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, April 11, 2022**, 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, April 6, 2022**:

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 APRIL 11, 2022, WILL ALSO BE AVAILABE VIA ZOOM.

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Participant ID: 884 4942 1297 Passcode: 791073

1-346-248-7799

1-253-215-8782

Comments may be submitted by e-mail to: COA@springcreeknv.org by April 8th, 2022.

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, April 11, 2022
401 Fairway Blvd, Spring Creek, NV 89815
*Zoom Access Available***

AGENDA

COMMITTEE MEMBERS:

Kevin Martindale - Chair
Elex Vavrick – Vice Chair
Bonnie Bawcom - Member
Nick Czegledi - Member
Kelly DiLulo - 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 BUSINESS

- E.1 Discussion and consideration to approve a Home Occupation Permit for **FIVE LITTLE MONKEYS DAYCARE, LLC**, type of business: **Daycare Facility with pre-school option in the upcoming year** located at **307 Lakeport Drive, (Tract 106A, Block 001, Lot 030) 1.00 acres.**

FOR POSSIBLE ACTION

- E.2 Review, discussion, and possible action regarding property violation of the COA Rules and Regulations, Item #25: Nuisance, located at **559 Abarr Drive, (Tract 402, Block 007, Lot 002) 1.030 acres.**

FOR POSSIBLE ACTION

- E.3 Review, discussion, and possible action regarding COA R&Rs: Exterior Condition of Structures, COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, COA R&R's: Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **467 Gypsum Drive, (Tract 202, Block 021, Lot 010) 1.150 acres.**

FOR POSSIBLE ACTION

- E.4 Review, discussion, and possible action regarding COA Rules and Regulations: Inoperative/Unregistered/Unlicensed Vehicles, SCA/DOR: Storage of Tools and Trash, SCA/DOR: Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **475 Rawlings Drive, (Tract 304, Block 007, Lot 005) 1.080 acres.**

FOR POSSIBLE ACTION

- E.5 Review, discussion, and possible action regarding COA Rules and Regulations: Right-of-Way Storage and Parking, SCA/DOR: Storage of Tools and Trash, COA Rules and Regulations: Inoperative/Unregistered/Unlicensed Vehicles and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **857 Black Oak Drive, (Tract 402, Block 004, Lot 007).**

FOR POSSIBLE ACTION

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a Livestock Permit for two (2) goats at **865 Black Oak Drive, (Tract 402, Block 004, Lot 008) – 1.59 acres.**

FOR POSSIBLE ACTION

- F.2 Review, discussion, and possible action to approve a Livestock Permit for two (2) goats at **686 Hayland Drive, (Tract 202, Block 010, Lot 054) – 1.03 acres.**

FOR POSSIBLE ACTION

- F.3 Review, discussion, and possible action to approve a Livestock Permit for two (2) pigs at **347 Fairgrove Drive, (Tract 401, Block 004, Lot 005) – 2.81 acres.**

FOR POSSIBLE ACTION

- F.4 Review, discussion, and possible action to approve a Livestock Permit for two (2) swine/pigs at **594 Palace Parkway, (Tract 402, Block 010, Lot 055) – 2.81 acres.**

FOR POSSIBLE ACTION

- F.5 Review, discussion, and consideration to approve a Home Occupation Permit for **FOUR STONES FARM**, type of business: **Market Farm**, located at **860 Eastlake Drive, (Tract 403, Block 013, Lot 008) 2.54 acres.**

FOR POSSIBLE ACTION

- F.6 Consideration and discussion regarding a request to appear before the Committee of Architecture, regarding notices of non-compliance, by **Louis Ash, 420 Cameo Drive, (Tract 107, Block 005, Lot 005) – 3.535 acres.**

FOR POSSIBLE ACTION

- F.7 Review, discussion, and consideration to approve a **Commercial Sign Permit** for **The Hub**, located at **232 Spring Creek Parkway, (Tract 106A, Block 002, Lot 004) - .63 acres.**

FOR POSSIBLE ACTION

G. VIOLATIONS

- G.1. Review, discussion, and possible action regarding COA R&R: Inoperative, Unregistered, Unlicensed Vehicles and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **691 Thistle Lane, (Tract 401, Block 012, Lot 006) 2.040 acres.**

FOR POSSIBLE ACTION

- G.2 Review, discussion, and possible action regarding COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, COA R&R: Unsightly: Storage of Tools and Trash and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **387 Lawndale Drive, (Tract 103, Block 006, Lot 113) 1.290 acres**

FOR POSSIBLE ACTION

- G.3 Review, discussion, and possible action regarding SCA DOR's: Unsightly: 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 **653 Abarr Drive, (Tract 402, Block 007, Lot 022) 1.230 acres.**

FOR POSSIBLE ACTION

- G.4 Review, discussion, and possible action regarding COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, 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 **671 Spring Valley Parkway, (Tract 202, Block 003, Lot 064) 1.000 acres.**

FOR POSSIBLE ACTION

- G.5 Review, discussion, and possible action regarding COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, 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 **635 Aesop Drive, (Tract 401, Block 017, Lot 02) 2.530 acres.**

FOR POSSIBLE ACTION

- G.6 Review, discussion, and possible action regarding COA R&R: Inoperative, Unregistered, Unlicensed Vehicles and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **678 Aesop Drive, (Tract 401, Block 019, Lot 049) 2.280 acres.**

FOR POSSIBLE ACTION

- G.7 Review, discussion, and possible action regarding COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, COA R&R: Exterior Condition of Structures, SCA DOR: Unsightly: Storage of Tools and Trash, COA R&R: Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **751 Bronco Drive, (Tract 403, Block 003, Lot 034) 1.140 acres.**

FOR POSSIBLE ACTION

- G.8 Review, discussion, and possible action regarding COA R&R: Inoperative, Unregistered, Unlicensed Vehicles and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **817 Black Oak Drive, (Tract 402, Block 004, Lot 002) 1.000 acres.**

FOR POSSIBLE ACTION

- G.9 Review, discussion, and possible action regarding SCA R&R: Unsightly: Storage of Tools and Trash, COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, 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 **916 Spring Valley Parkway, (Tract 202, Block 029, Lot 021) 1.710 acres.**

FOR POSSIBLE ACTION

- G.10 Review, discussion, and possible action regarding COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, COA R&R: Exterior Condition of Structures, COA R&R: Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **968 Wolf Creek Circle, (Tract 402, Block 011, Lot 004) 2.130 acres.**

FOR POSSIBLE ACTION

H. COMMITTEE OF ARCHITECTURE RULES & REGULATIONS

- H.1 Discussion and consideration to approve the second reading of the Committee of Architecture Rules and Regulations entitled: **COA ENFORCEMENT OF DORS AND COA RULES AND REGULATIONS.** This section outlines the general purpose, procedure for enforcement and the notice(s) of non-compliance.

FOR POSSIBLE ACTION

- H.2 Discussion and consideration to approve the second reading of the Committee of Architecture Rules and Regulations entitled: **INOPERATIVE, UNREGISTERED, AND/OR UNLICENSED VEHICLES.** This amendment defines the rule and regulation outlining the requirements regarding inoperative, unregistered, and/or unlicensed vehicles located on homeowner's properties.

FOR POSSIBLE ACTION

- H.3 Discussion and public input regarding Committee of Architecture Rules and Regulations entitled: **"HOME OCCUPATION"**. This rule defines specific types of home occupations and rules relating to home occupations within the Spring Creek Association. Public input regarding proposed changes to this rule is sought.

NON-ACTION ITEM

I. LEGAL REPORT

Review and discussion regarding the monthly update on property violations turned over to McConnell Law per SCA Board approval.

NON-ACTION ITEM

J. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the March 14, 2022, regular meeting.
Approval of minutes from the March 28, 2022, special meeting.

FOR POSSIBLE ACTION

K. REPORTS

- J.1** Approval of the Committee of Architecture Revenue Report for March 2022.
FOR POSSIBLE ACTION
- J.2** Approval of the Committee of Architecture Occupancy Report for March 2022.
FOR POSSIBLE ACTION
- J.3** Approval of the Committee of Architecture Violation Report for March 2022.
FOR POSSIBLE ACTION

L. 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

M. NEXT REGULAR MEETING

The next regular meeting of the Committee of Architecture is scheduled for Monday, May 09, 2022.

FOR POSSIBLE ACTION

N. ADJOURN MEETING

FOR POSSIBLE ACTION