



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING NOTICE

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, January 10, 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, January 05, 2022:**

SCA Office @ 401 Fairway Blvd.
Country Club Shell

Khoury's Market Community Board
SCA Horse Palace

Spring Creek Association Website: www.springcreeknv.org

COVID-19 RESTRICTIONS:

THE SPRING CREEK ASSOCIATION REGULAR COA MEETING FOR JANUARY 10, 2022, WILL BE AVAILABE VIA ZOOM. THE PUBLIC CAN PARTICIPATE IN THE VIRTUAL MEETING ON A COMPUTER, LAPTOP, TABLET OR SMARTPHONE. THE REGULAR COA MEETING ROOM IS ACCESSIBLE TO THE PUBLIC FOR THIS MEETING BUT WILL FOLLOW CURRENT COVID-19 PROTOCOLS AND RESTRICTIONS.

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Participant ID: 867 9010 8449 Passcode: 866803

1-346-248-7799

1-253-215-8782

Comments may be submitted by e-mail to: COA@springcreeknv.org by January 07, 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, January 10, 2022
401 Fairway Blvd, Spring Creek, NV 89815
*Zoom Access Available***

AGENDA

COMMITTEE MEMBERS:

Bonnie Bawcom - Member
Nick Czegledi - Member
Kelly Dilulo - Member
Kevin Martindale - Member
Elex Vavrck - 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 to approve a **Home Occupation Permit Application to build and assemble custom guns and ammo** at **347 Thoroughbred Drive, (Tract 103, Block 008, Lot 010) – 1.20 acres.**

FOR POSSIBLE ACTION

- E.2 Discussion, consideration, and possible action to approve the **SECOND reading of COA Rule and Regulation #5: Accessory/Auxiliary Placement/Setbacks/Number of;** which changes
Part A by allowing requests by property owners for a deviation from this rule and the COA will decide if a variance is required,
Part B by eliminating the verbiage for setback of 15 feet from other structures on the property, and
Part C will become Part B.

Current Rule:

COA Rule and Regulation #5: Accessory/Auxiliary Placement/Setbacks/Number of:

PART A: No accessory/auxiliary structures are allowed in front of the house and accessory/auxiliary placement must adhere to property line setback requirements unless a variance is requested and approved by the COA.

PART B: Accessory/Auxiliary structures must have a setback of 15 feet from other structures on the property.

PART C: The number of accessory/auxiliary buildings can be limited by COA based on factors such as: plot/topographic map detail, acreage available, number of existing structures on property, livestock, pictures, or other limiting factors. **6.12.18**

Proposed Rule:

COA Rule and Regulation #5: Accessory/Auxiliary Placement/Setbacks/Number of:

PART A: No accessory/auxiliary structures are allowed in front of the house and accessory/auxiliary placement must adhere to property line setback requirements- ~~unless a variance is requested and approved by the COA.~~ *Any deviation from this rule may be presented before the COA for consideration. Upon review the COA may require the property owner to apply for a Variance.*

~~**PART B:** Accessory/Auxiliary structures must have a setback of 15 feet from other structures on the property.~~

~~**PART C:**~~ The number of accessory/auxiliary buildings can be limited by COA based on factors such as: plot/topographic map detail, acreage available, number of existing structures on property, livestock, pictures, or other limiting factors. **6.12.18**

FOR POSSIBLE ACTION

F. NEW BUSINESS

F.1 ORGANIZATION OF COMMITTEE

- a. Discussion and consideration of the organization of the Committee of Architecture, Nominations, and consideration of appointment for 2022 COA Chair and COA Vice-Chair.

FOR POSSIBLE ACTION

- b. Receipt and discussion regarding the Committee of Architecture Member Policies and Procedures Manual.

NON-ACTION ITEM

- F.2 Review, discussion, and consideration to increase the rate charged for initial Livestock Permit Application and Annual-Renewal Livestock Permit and matters related thereto.

FOR POSSIBLE ACTION

- F.3 Review, discussion, and consideration to increase the rate charged for a fence permit application and matters related thereto.

FOR POSSIBLE ACTION

- F.4 Review, discussion, and consideration to increase the rates charged for an Accessory/Auxiliary Building Permit Application and matters related there to.

FOR POSSIBLE ACTION

G. VIOLATIONS

- G.1. Review, discussion, and possible action regarding COA Rules and Regulations, Item #25: Nuisance and COA Rules & Regulations, Item #32: Explicit use of OHVs, ATVs, and/or Motorcycles for Recreational Purposes within the Spring Creek Association specific to Homeowners and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **762 Buckskin Lane, (Tract 403, Block 018, Lot 027)**.

FOR POSSIBLE ACTION

- G.2. Review, discussion, and possible action regarding COA Rules and Regulations, Item #12: Inoperative/Unregistered/Unlicensed Vehicles, and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **530 Brent Drive, (Tract 202, Block 020, Lot 009)**.

FOR POSSIBLE ACTION

- G.3 Review, discussion, and possible action regarding COA Rules and Regulations, Item #12: Inoperative/Unregistered/Unlicensed Vehicles and SCA/DOR Item #15: Storage of Tools and Trash and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **459 Lawndale Drive, (Tract 103, Block 006, Lot 100)**.

FOR POSSIBLE ACTION

- G.4 Review, discussion, and possible action regarding COA Rules and Regulations, Item #12: Inoperative/Unregistered/Unlicensed Vehicles, and COA Rules and Regulations, Item #13: Exterior Condition of Structures, and SCA/DOR Item #15: Storage of Tools and Trash and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **520 Gypsum Drive, (Tract 202, Block 025, Lot 003)**.

FOR POSSIBLE ACTION

G.5 Review, discussion, and possible action regarding COA Rules and Regulations, Item #16: Fences and Walls, SCA/DOR Item #15: Storage of Tools and Trash, COA Rules and Regulations, Item #19: Excessive Brush/Weeds or Dead Trees/shrubs, Noxious Weeds, SCA DORs Item #4: Building Exterior, and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **411 Brent Lane, (Tract 202, Block 029, Lot 039)**.

FOR POSSIBLE ACTION

G.6 Review, discussion, and possible action regarding COA Rules and Regulations, Item #10: Right-of-Way Storage and Parking, SCA/DOR Item #15: Storage of Tools and Trash, COA Rules and Regulations Item #12: 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

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. APPROVAL OF MINUTES

Approval of minutes from the December 13, 2021 regular meeting.

FOR POSSIBLE ACTION

J. REPORTS

J.1 Approval of the Committee of Architecture Revenue Report for December 2021.

FOR POSSIBLE ACTION

J.2 Approval of the Committee of Architecture Occupancy Report for December 2021.

FOR POSSIBLE ACTION

J.3 Approval of the Committee of Architecture Violation Report for December 2021.

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 REGULAR MEETING

The next regular meeting of the Committee of Architecture is scheduled for Monday, February 14, 2022.

FOR POSSIBLE ACTION

M. ADJOURN MEETING

FOR POSSIBLE ACTION