



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Committee of Architecture
Monday, July 8, 2024, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Kevin Martindale – Chair, Nick Czegledi, Elex Vavrick, Alan Kimbrell

ABSENT: Donna Stokes

STAFF PRESENT: President Jessie Bahr, Secretary/Treasurer Kristine Austin-Preston, COA Secretary Cheri Duncan

CORPORATE ATTORNEY: Katie McConnell

CALL TO ORDER: Chair Martindale called the meeting to order in person and telephonically at 5:31 PM.

PLEDGE OF ALLEGIANCE

NOTICE:

1. **Items may be taken out of order**
2. **Two or more items may be combined**
3. **Items may be removed from agenda or delayed at any time**
4. **Restrictions regarding Public Comment:** Pursuant to N.R.S. 241.020(c) (3), this time is devoted to comments by the general 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 Board of Directors 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.

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

Property owner Matthew Jeffress said he received a non-compliance letter June 12, 2024, regarding coolers and tires in front of his house but feels like it's the least of his concerns within the HOA. HOA needs to take care of their own weeds before they violate the property owners. The gun range, campground and horse palace weeds are getting out of control. He also wanted to request public information.

President Jessie Bahr stated that we have a weed management plan, and we are working with the state. We will continue to send letters; our goal is not to fine but to work with the property owners. We are currently spending \$50,000 a year to control the weeds.

Attorney Katie McConnell stated that SCA is not a public entity.

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***

Secretary Duncan stated the property owner is requesting approval for a Home Occupation Permit.

Property Owner John Bottari said he is the President of the Archery Club and will have the small business in his back shop. It will be by appointment only, drop off and pickup only and no apparent evidence other than a small, approved sign.

No Public Comment

Member Czegledi moved/Member Kimbrell seconded to approve a Home Occupation Permit at 601 Abarr Drive, (Tract 402 Block 007 Lot 009). Motion carried 4-0.

- 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***

Secretary Duncan stated the property owner is requesting approval for a Home Occupation Sign Permit.

Property Owner John Bottari said he provided a sample of what the sign will look like, and it will be 3 square ft in size.

No Public Comment

Member Czegledi moved/Member Vavrick seconded to approve a Home Occupation Sign Permit at 601 Abarr Drive, (Tract 402 Block 007 Lot 009). Motion carried 4-0.

- 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

Secretary Duncan stated the property owner is requesting a Home Occupation Permit.

The Property Owner, Cade Youngquist said he supports local race teams with custom engines and chassis. There will be no outside storage, and everything will be done in the garage.

Discussion regarding noise suppression due to race engines being noisy.

No Public Comment

Member Kimbrell moved/Member Czegledi seconded to approve a Home Occupation Permit at 245 Lyndhurst Lane, (Tract 101 Block 008 Lot 013). Motion carried 3-1 (Member Vavrick against).

- 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

Secretary Duncan stated the property owner is requesting approval for a variance for an existing structure/guest house to be 972 sq ft instead of 500 sq ft.

The Property Owner Joshua Wilson said the structure was there when they purchased the house three years ago. They are currently selling the house so trying to get the paperwork correct to sell. House was appraised twice before, and no one ever realized there was no permitting for the structure. They removed the stove so there is no kitchen in the structure.

Attorney McConnell stated that in this situation they are asking for forgiveness. It's been there for years and can't close on the loan until the structure is permitted. It would be a hardship to tear the building down.

Discussion- It would be different if they had built the structure. Suggested to make sure they are compliant with county rules and permitting.

No Public Comment

Member Czegledi moved/Member Kimbrell seconded to approve a variance at 141 Verdes Drive, (Tract 301 Block 006 Lot 004). Motion carried 4-0.

- 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

Secretary Duncan stated the property owner is requesting a variance for the shed to be to the front left of the house and 9' from other structures.

The Property Owner said the only place to put the shed is in front of the garage and house due to the house sitting way to the side of the property. The property slope goes up 3 feet and has all the utilities there. If he moved it to the back of the property it would be out of the way.

Attorney McConnell asked if the physical characteristics of the property make it so that there is no other place to put the shed. If the property does not have a slope, then that would make it a preference.

Discussion- Members would like to go look at the property to get a true topography to see if it meets the variance requirements.

No Action Taken

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

Secretary Duncan stated that we are asking to consider approval of the 2nd reading of proposed revised rule #6: Metal Storage Containers.

Attorney Katie McConnell stated that already permitted storage containers would be grandfathered in. They would also be allowed for temporary construction but, only for 6 months to a year.

Staff discussion- Sheds can be more expensive but they are more esthetically pleasing. We asked many SCA residents, and the majority were against allowing metal storage containers. A picture of a container at the marina was presented showing how it's attracting tools and trash. They may be affordable, but they were not meant to go in yards, they were meant to transfer items across the ocean. The current COA rule allowed them if they were permitted, maintained and painted to match existing structures. Most did not follow the current rule making them an eyesore and unsightly. There are more than 5,000 properties within the Spring Creek Association, and we had no more than 20 people respond to the change of the rule.

Property Owner Nathan Leipsack said he recently was considering putting a 40 ft metal storage container on his property when he was told it's no longer an option. He wants to clean up his property, but a shed doesn't financially work for him, and a metal storage container was a much cheaper option. He suggested enforcing the current rule with other container owners instead of changing the rule.

Property Owner Lisa Liebel said she lives down the road from someone who is using metal storage containers as fencing, and they are not being maintained. She spent more on a shed, but it looks better. People in Spring Creek want to keep their resale values up.

Property Owner Fred Bitts asked how this will affect property owners who already have them, and can you use two containers to make a building?

Property Owner Martha Bernius said she is on the fence because if it could clean up properties it would be better to look at than trash in yards.

Lenny Martinez with United Rentals asked for clarification, would this allow for temporary metal storage containers?

Property owner Michael Dilulo said he's lived here for 34 years, and a lot of things have changed in Spring Creek over that time. Metal storage containers belong in industrial areas not residential. He would not like to see them in his neighborhood.

Chair Martindale read emails into meeting and they will become a permanent part of the record.

Member Czegledi read an email into the meeting and it will become a permanent part of the record.

Member Czegledi moved/Member Vavrick seconded to approve the second reading of the revised Committee of Architecture Rules and Regulation #6: Metal Storage Containers. Motion carried 4-0.

- 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

Secretary Duncan stated that we are asking to consider approval of the first reading of proposed revised rule #39: Short Term Rentals.

Chair Martindale read rule into meeting.

Attorney McConnell stated this will keep rentals from being treated like a hotel. That would be considered a commercial business and would need a conditional use permit or zone change.

Discussion- All rentals need to be at least 30 days.

No Public Comment

Member Vavrick moved/Member Kimbrell seconded to approve the first reading of the revised Committee of Architecture Rules and Regulation #39: Short Term Rentals. Motion carried 4-0.

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

Secretary Duncan stated that this property has been in violation since May 2023, and has had recent contact with the property owner. The shed violation has been completed, but they need more time to paint the house trim. The property owner was not present.

Discussion- Table until August COA meeting and bring back if not in compliance.

No Public Comment

No Action Taken

- 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

Secretary Duncan stated that the property has been in violation since September 2023, and staff has had recent contact with the property owner.

Property owner Mike Stone-Maddox said they have been working on the sheds this week. They never received the letters and are requesting to have until August 1st to complete.

Discussion- Table until August Meeting and bring back if not in compliance.

No Public Comment:

To Action Taken

- 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

Secretary Duncan stated that this property has been in violation since March 2024, and staff has had no contact with the property owner. The property owner was not present.

No Public Comment

Member Czegledi moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 285 Knox Drive, (Tract 202 Block 026 Lot 009). Motion carried 4-0.

- 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

Secretary Duncan stated that this property has been in violation since March 2024, and staff has had recent contact with the property owner. Requesting to dismiss the Excessive Brush/Weeds and Inoperative Unregistered, Unlicensed vehicle violations and to give more time for the Exterior Conditions of Structures violation. The property owner was not present.

No Public Comment

Member Czegledi moved/Chair Martindale seconded to dismiss the Excessive Brush/Weeds, Inoperative, Unregistered, Unlicensed Vehicles and tabled the Exterior Condition of Structures to bring back to the September Meeting if not in compliance at 288 Dove Creek Court, (Tract 201 Block 003 Lot 042). Motion carried 4-0.

- 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**

Secretary Duncan stated that this property has been in violation since June 2021, and staff has had recent contact with the property owner. The property owner was not present.

The renter said she has lived at this property for almost 20 years. She has had multiple surgeries and is in the process of moving out of the residence. She has moved one of the vehicles and the other vehicle will be moved next weekend. She has reached out to get help from referral programs but doesn't qualify because she does not own the property, she has a rent to own contract with the homeowner.

Discussion- the homeowner is responsible for repairs on the home not the renter. Table this until the September meeting, send your rent to own contract to our COA Secretary and she will send it to Attorney McConnell to look over the contract and see if she can help in any way.

No Public Comment

No Action Taken

- 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**

Secretary Duncan stated that this property has been in violation since April 2024, and staff has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 432 Cameo Drive, (Tract 107 Block 005 Lot 004). Motion carried 4-0.

- 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**

Secretary Duncan stated that this property has been in violation since April 2024, and staff has had no contact with the property owner.

Property owner Kenneth Manning said he received a letter about his rental house last fall that stated the house and porch needed to be painted and he couldn't paint in the winter. He didn't know the roof needed to be repaired.

Discussion- There was no communication, we allow time for roof repairs we just need to have a plan. Table violation and bring back to the November meeting if not in compliance.

No Public Comment

No Action Taken

- 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**

Secretary Duncan stated that this property has been in violation since March 2024, and last contact with the property owner was in May 2024. The property owner was not present.

No Public Comment

Member Kimbrell moved/Member Vavrick seconded to refer to the SCA Board of Directors to take legal action at 437 Trescartes Avenue, (Tract 202 Block 028 Lot 009). Motion carried 4-0.

- 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**

Secretary Duncan stated that this property has been in violation since April 2024, and last contact with the property owner was June 2024. The property owner was not present.

Michael said the 5th wheel was on the front of the property and the SCA asked them to move it to the rear of the property. The two vehicles are not plated but covered. The vehicles run just not registered. They are in the process of moving but will register the 5th wheel and work on getting the vehicles taken care of.

Discussion- Rule #12: COA R&R's Inoperative, Unregistered, Unlicensed Vehicles was read into the meeting. Table and bring back to the August meeting if not in compliance.

No Public Comment

No Action Taken

- 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

Secretary Duncan stated that this property has been in violation since March 2024, and has had no contact with the property owner. The property was reviewed and the unsightly has been cleaned up they just need to paint the house trim. The property owner was not present.

No Public Comment

Member Kimbrell moved/Member Czegledi seconded to dismiss the Unsightly: Storage of Tools and Trash and table the Exterior Condition of Structures and bring back to the August meeting if not in compliance at 449 Jasper Drive (Tract 202 Block 030 Lot 008). Motion carried 4-0.

- 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

Secretary Duncan stated that this property has been in violation since June 2023, and last contact with the property owner was October 2023. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Vavrick seconded to refer to the SCA Board of Directors to take legal action at 487 Edgewater Drive (Tract 201 Block 008 Lot 011). Motion carried 4-0.

- 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

Secretary Duncan stated that this property has been in violation since March 2024, and has had no contact with the property owner. The property owner was not present.

No Public Comment

Member Vavrick moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 561 Cedarlawn Plaza (Tract 202 Block 031 Lot 018). Motion carried 4-0.

- 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

Secretary Duncan stated that this property has been in violation since March 2024, and has had no contact with the property owner. The property owner was not present.

No Public Comment

Member Kimbrell moved/Member Vavrick seconded to refer to the SCA Board of Directors to take legal action at 562 Cedarlawn Plaza (Tract 202 Block 031 Lot 024). Motion carried 4-0.

- 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**

Secretary Duncan stated that this property has been in violation since March 2024, and has had no contact with the property owner. The property owner was not present.

No Public Comment

Chair Martindale moved/Member Czegledi seconded to refer to the SCA Board of Directors to take legal action at 635 Holiday Drive (Tract 202 Block 001 Lot 008). Motion carried 4-0.

- 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**

Secretary Duncan stated that this property has been in violation since April 2024 and has had no contact with the property owner. The property owner was not present.

No Public Comment

Member Czegledi moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 809 Spring Valley Parkway (Tract 202 Block 013 Lot 024). Motion carried 4-0.

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**

Attorney McConnell provided a verbal update on the properties currently in legal status.

I. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the June 8, 2024 Regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Chair Martindale moved/Member Czegledi seconded to approve the minutes from the June 8, 2024, Regular Meeting. Motion carried 4-0.

J. REPORTS

- J.1 Approval of the Committee of Architecture Revenue Report for June 2024.

FOR POSSIBLE ACTION

J.2 Approval of the Committee of Architecture Occupancy Report for June 2024.

FOR POSSIBLE ACTION

J.3 Approval of the Committee of Architecture Violation Report for June 2024.

FOR POSSIBLE ACTION

Secretary Duncan provided a general update on permits and violation reviews.

No public comment was received.

Chair Martindale moved/Member Czegledi seconded to accept the reports in the binder for June 2024. Motion carried 4-0.

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

No public comment was received.

L. NEXT REGULAR MEETING

The next regular meeting of the Committee of Architecture is Scheduled for Monday, August 12, 2024.

FOR POSSIBLE ACTION

M. ADJOURN MEETING

FOR POSSIBLE ACTION

Chair Martindale adjourned the meeting at 7:54 p.m.

COA Secretary

From: coyoterun775 <coyoterun775@proton.me>
Sent: Thursday, July 4, 2024 7:17 AM
To: COA Secretary
Subject: shipping containers

Good morning,

I am unable to attend the committee meeting to discuss the shipping container debate but would like my email to be read first, in full, for the record. My understanding is Mary Ramanos who owns or operates the elko shipping container business will be present and wants to allow these and has gathered her friends to go against this rule. I feel it is important to note she is not a Spring creek association resident who is looking out for the best interest of Spring Creek but that she will lost money in her own personal pocket. The shipping containers are ugly and will lower property values. We are not Osino or Ryndon and I feel that if you want to live with no rules or keep property values up like mine, then you should move there and not the our homeowners association. Your duty is to uphold our home values and protect them, allowing these shipping containers does not do that. What do you really need to put into a container that can't be put in a nicer shed? If you need to store that much, go to the storage businesses. They rust, block views, detract from the community beauty and are meant for just that, to SHIP items temporary. Not long term, sitting on someone's lot. We are an HOA. That is what we are, we are not just county lots and pay to have the HOA ensure we are not junk lots. Not allowing these is very common in HOAs. Please use your senses here and do not be bullied by those who shout the loudest. Many of use are against allowing them.

Please confirm you received this.

James

Sent with [Proton Mail](#) secure email.

Read into minutes

COA Secretary

From: Dorothy Hull <kdhull@frontiernet.net>
Sent: Saturday, July 6, 2024 12:37 PM
To: COA Secretary
Subject: Connex issue for COA

To whom it may concern,

We don't want to see connex containers at other properties around our house. To be clear, we think they look horrible and take away from the aesthetics of the community. That kind of eyesore has to hurt property values as we wouldn't have considered building our home here if we saw them before we moved here 27 years ago.

Sincerely,

Kevin and Dorothy Hull
464 Charlwood Lane

Sent from my iPhone

Read into minutes

COA Secretary

From: Mary MacDiarmid <mroumanosm@ur.com>
Sent: Sunday, July 7, 2024 3:08 PM
To: Jessie Bahr; COA Secretary
Subject: Connex Containers

Hello All-

Recently, we have had few customers interested in purchasing connex containers and it came to our attention, when they called the Association office to get their permit, that connex containers are no longer permitted within the association. I can't begin to explain how disappointing this is. Not only for our business, but also for our customers. Not everyone can afford to build a shop or purchase a bully barn and we provide them with an affordable solution. Our customers use these units to for various reasons but mainly for storing property that cannot be left out in the elements. This also helps them comply with rules of the Association. As a company, we are diligent about making sure the units are painted to match customers' homes and that they go through the proper channels to get a permit. We sell many containers to customers in Spring Creek which generates a lot of tax revenue for our county. We are hoping that you will reconsider this decision or negotiate a way for to make it best for your residents. We are more than willing to follow any new rules to allow them and we will make sure that we are following all protocol.

Unfortunately, I am out of town for work and will not be able to attend the meeting on Monday but I am open to any communication.

Thank you for your time.

Mary Roumanos-Macdiarmid
Branch Manager – AJ7
Mobile Storage & Office Solutions – North America
6657 E. Idaho St.
Elko, NV 89801

Read into minutes.



O 775-299-3255
D 775-200-0440
C 775-385-0222
V 3657210
E mroumanosm@ur.com
[UnitedRentals.com](https://www.unitedrentals.com)



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COA Secretary

From: Nicholas Czegledi <nczegledi@gmail.com>
Sent: Wednesday, August 7, 2024 2:53 AM
To: COA Secretary
Subject: Re: email from 7.8.24 meeting

Hello all.

This is a letter from Karen Green, Holyoke, tract 100.

She asks that it is read at the meeting tonight and I didn't know who to give it to.

In researching the sizes and materials used in a container car I would not want any of our neighbors to put one in their yard. Basically to put one on site the ground needs to be level and the area cleared. The type of material these structures are made from are are unsightly. The purpose of an architectural committee is to ensure the quality of structures visible to all. As a 41 year resident my expectations is for the community to abide by standards that promote a high level of what is visually appealing. Certainly a container car does not enhance but detracts. Please do not devalue the properties here or contribute to spoiling our community.

Thank you.

Thanks,

Nick

Sent from my iPhone

On Aug 7, 2024, at 1:10 AM, COA Secretary <coa@springcreeknv.org> wrote:

Hey Nick, do you have a copy of the email you read into the minutes re:conex rule from Karen Green at the meeting. I want to attach that to my minutes.

Thank you,

Cheri Duncan