



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING NOTICE

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, March 14, 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, March 09, 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 SPRING CREEK ASSOCIATION REGULAR COA MEETING FOR MARCH 14, 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.

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Participant ID: 858 2948 8974 Passcode: 112081

1-346-248-7799

1-253-215-8782

Comments may be submitted by e-mail to: COA@springcreeknv.org by March 11, 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, March 14, 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 Review, discussion, and consideration to approve an extended stay for personal use of an individual in a Travel Trailer/Motorhome beyond the allowable maximum of two (2) consecutive weeks on a lot which has a permanent residence at **654 Palace Parkway, (Tract 403, Block 021, Lot 003) 1.170 acres.**

FOR POSSIBLE ACTION

- E.2 Review, discussion, and possible action regarding COA Rules and Regulations: Storage of Tools and Trash and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **391 Brent Drive, (Tract 201, Block 006, Lot 022) 1.030 acres.**

FOR POSSIBLE ACTION

F. NEW BUSINESS

- F.1 Discussion and consideration to approve the first reading of the COMMITTEE OF ARCHITECTURE ENFORCEMENT OF DECLARATION OF RESERVATIONS (DOR'S) AND COA RULES AND REGULATIONS. This amendment defines the general purpose of the COA, outlines the Procedure for Enforcement of COA Rules and Regulations, and the Notice of Non-Compliance process and makes allowances for an increase in fines for non-compliance.

FOR POSSIBLE ACTION

- F.2 Discussion and consideration to approve the first reading of Committee of Architecture Rules and Regulations entitled: "SIGNS, ADVERTISING, BANNERS AND FLAGS". This is a new rule defining specific rules relating to NRS 116.325 and the rules and regulations associated with the Spring Creek Association.

FOR POSSIBLE ACTION

- F.3 Discussion and consideration to approve the first reading of the Committee of Architecture Rules and Regulations entitled: INOPERATIVE, UNREGISTERED, UNLICENSED VEHICLES. This amendment defines the rules outlining the requirements regarding inoperative, unregistered, and unlicensed vehicles on homeowner's properties.

FOR POSSIBLE ACTION

- F.4 Discussion and consideration to approve the first reading of 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.

FOR POSSIBLE ACTION

- F.5 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

- F.6 Discussion and consideration to approve a Home Occupation Permit for **NC INVESTIGATION, LLC**. type of business: **Private Investigations**, located at **224 Holyoke Place, (Tract 101A, Block 001, Lot 033) 4.260 acres.**

FOR POSSIBLE ACTION

- F.7 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

G. VIOLATIONS

- G.1. Review, discussion, and possible action regarding COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, COA R & R Exterior Condition of Structures, SCA DORs: Storage of Tools and Trash, and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **782 Bronco Drive, (Tract 403, Block 017, Lot 004) 1.020 acres.**

FOR POSSIBLE ACTION

- G.2. Review, discussion, and possible action regarding COA R&R: Exterior Condition of Structures, SCA/DORs: Storage of Tools and Trash, 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 **17 Diamondback Place, (Tract 301, Block 002, Lot 003) 3.950 acres.**

FOR POSSIBLE ACTION

- G.3 Review, discussion, and possible action regarding SCA/DORs: Storage of Tools and Trash, COA R&R: Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds, COA R&R: Exterior Condition of Structures, COA R&R: Fences and Walls, COA R&R: Dead Trees/Shrubs and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **749 Diamondback Dr, (Tract 303, Block 002, Lot 002) 7.210 acres.**

FOR POSSIBLE ACTION

- G.4 Review, discussion, and possible action regarding COA R&R: Exterior Condition of Structures: Paint House and COA R&R: Exterior Condition of Structures: Repair Shingles and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **452 Rawlings Dr, (Tract 304, Block 006, Lot 034) 1.010 acres.**

FOR POSSIBLE ACTION

- G.5 Review, discussion, and possible action regarding SCA DOR's: Storage of Tools and Trash, 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 **905 Spring Valley Parkway, (Tract 202, Block 028, Lot 018) 1.580 acres.**

FOR POSSIBLE ACTION

- G.6 Review, discussion, and possible action regarding SCA DOR's: Storage of Tools and Trash, COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, 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 **907 Spring Valley Parkway, (Tract 202, Block 028, Lot 019) 1.560 acres.**

FOR POSSIBLE ACTION

G.7 Review, discussion, and possible action regarding COA R&R's: Exterior Condition of Structures, COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, SCA DOR's: Storage of Tools and Trash and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **393 Merino Drive, (Tract 202, Block 012, Lot 006) 1.030 acres.**

FOR POSSIBLE ACTION

G.8 Review, discussion, and possible action regarding COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, COA R&R's: Exterior Condition of Structures, 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 **439 Gypsum Lane, (Tract 202, Block 025, Lot 016) 1.160 acres.**

FOR POSSIBLE ACTION

G.9 Review, discussion, and possible action regarding COA R&R's: 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

G.10 Review, discussion, and possible action regarding COA R&R's: Exterior Condition of Structures, SCA DOR's: Storage of Tools and Trash, COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, COA R&R's: Exterior Condition of Structures: Replace Shingles and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **531 Brent Drive, (Tract 202, Block 019, Lot 003) 1.220 acres.**

FOR POSSIBLE ACTION

G.11 Review, discussion, and possible action regarding SCA DOR's: Storage of Tools and Trash, COA R&R's: Exterior Condition of Structures, 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 **429 Merino Drive, (Tract 202, Block 012, Lot 012) 1.360 acres.**

FOR POSSIBLE ACTION

G.12 Review, discussion, and possible action regarding SCA DOR's: Storage of Tools and Trash, 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 **440 Westby Drive, (Tract 202, Block 012, Lot 032) 1.370 acres.**

FOR POSSIBLE ACTION

G.13 Review, discussion, and possible action regarding COA R&R: Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds, COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, SCA DOR's: Storage of Construction Materials, SCA DOR's: Storage of Tools and Trash and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **369 Buffside Court, (Tract 201, Block 004, Lot 035) 1.25 acres.**

FOR POSSIBLE ACTION

- G.14 Review, discussion, and possible action regarding COA R&R: Exterior Condition of Structures: Buildings and Sheds, SCA DOR's: Storage of Tools and Trash and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **538 Brent Drive, (Tract 202, Block 020, Lot 010) 1.04 acres.**

FOR POSSIBLE ACTION

- G.15 Review, discussion, and possible action regarding COA R&R: Exterior Condition of Structures: Buildings and Sheds, SCA DOR's: Storage of Tools and Trash, 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 **529 Tiffany Drive, (Tract 202, Block 020, Lot 052) 2.22 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 February 14, 2022, special meeting.
Approval of minutes from the February 14, 2022, regular meeting

FOR POSSIBLE ACTION

J. REPORTS

- J.1** Approval of the Committee of Architecture Revenue Report for February 2022

FOR POSSIBLE ACTION

- J.2** Approval of the Committee of Architecture Occupancy Report for February 2022.

FOR POSSIBLE ACTION

- J.3** Approval of the Committee of Architecture Violation Report for February 2022

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, April 11, 2022.

FOR POSSIBLE ACTION

M. ADJOURN MEETING

FOR POSSIBLE ACTION