



## **SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE SPECIAL MEETING NOTICE - MINUTES**

The Spring Creek Association Committee of Architecture will hold a *Special Meeting* on **Monday, March 28, 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 23, 2022:**

SCA Office @ 401 Fairway Blvd.  
Country Club Shell

Khoury's Market Community Board  
SCA Horse Palace

Spring Creek Association Website: [www.springcreeknv.org](http://www.springcreeknv.org)

**THE SPRING CREEK ASSOCIATION REGULAR COA MEETING FOR MARCH 28, 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: 849 6873 0502 Passcode: 392031**

**1-346-248-7799**

**1-253-215-8782**

**Comments may be submitted by e-mail to: [COA@springcreeknv.org](mailto:COA@springcreeknv.org) by March 25, 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](mailto: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

**COMMITTEE OF ARCHITECTURE**  
**Special Meeting Minutes**  
**5:30 P.M., P.S.T., Monday, March 28, 2022**  
**401 Fairway Blvd, Spring Creek, NV 89815**  
**Zoom Access Available**

**AGENDA**

**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**

Chair Martindale called the meeting to order on Monday, March 28, 2022, at 5:30pm. Zoom information was provided for individuals to call into the meeting. Chair Martindale brought some “housekeeping” information to the attention of those present.

**B. ROLL CALL**

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

**STAFF PRESENT:** VP Kerr, SCA Sec./Treas. Austin-Preston, COA Secretary Bundrock

**CORPORATE ATTORNEY:** Katie McConnell present.

**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***

Opened for public comment. No public comment present. It was noted two (2) individuals were on the zoom call. No public comment present.

**E. UNFINISHED BUSINESS**

- E.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***

VP Kerr pointed out the reason for the COA Rule and Regulation was to adopt a reasonable rule and regulation, which clarifies and supports the Declaration of Reservations (DORs) and to maintain standards in relation to the general purpose of the COA which is outlined in the DORS.

She pointed out the red-line version of the rule encompasses the changes discussed in the March 14, 2022, regular meeting. Points included frequency of each violation at each stage and the amount of the fines in relation to the number of violations and the period. Pleasure of the Committee.

Opened for public comment. No public comment received.

Member Czegledi pointed out the committee had discussed this and came to some consensus regarding the rule. Others were in agreement. Member DiLulo noted the portion of the \$200 fine mentioned in each letter was removed and agreed it worked.

Legal Counsel McConnell pointed out the date of 5.2020 could be removed, as this rule is being revised.

Motion made by Member Czegledi, seconded by Member Bawcom, to approve the first reading of the Committee of Architecture Enforcement of Declaration of Reservations (DORS) and the COA Rules and Regulations, with the date removed, and direct staff to place it on the agenda for a second reading. Motion carried 5-0.

- E.2 Discussion and consideration to approve the **Second** reading of Committee of Architecture Rules and Regulations entitled: **“SIGNS, ADVERTISING, BANNERS AND FLAGS”**. This is a new rule defining specific rules and regulation relating to the Spring Creek Association.

***FOR POSSIBLE ACTION***

VP Kerr noted this is a combination of rules for existing signs and advertising, they added banners and flags. She pointed out the reason for the COA Rule and Regulation was to adopt a reasonable rule and regulation, which clarifies and supports the Declaration of Reservations

(DORs) and to maintain standards in relation to the general purpose of the COA which is outlined in the DORS.

This is the second reading. SCA/COA has received several complaints about vulgar language. By combining the rules of signs and advertising with the vulgar language verbiage and political signs into one rule would eliminate multiple rules. The political sign rules would follow the state and county regulations.

Opened up for public comment and public comment on the phone. No public comment presented.

Member Bawcom mentioned the no vulgar or offensive language due to the children in the area. Chair Martindale pointed out the COA is not limiting anyone's ability, just to curtail the vulgar language. Member Czegledi pointed out that someone may disagree if the verbiage is vulgar or not. This would need to come before the COA committee(s) and the decision could be made at that time. This would be a case-by case basis.

Legal Counsel points out this provide a specific rule for the issue versus a nuisance complaint.

Vice Chair Vavrck questioned the procedure for the violation. VP Kerr pointed out this would follow the same three (3) letter process as the other violations. VP Kerr pointed out this rule does not limit any one's ability to fly flags, we are just concerned about the vulgar language.

Motion was made by Chair Martindale, seconded Member DiLulo, to approve the second reading for the COA Rule and Regulations entitled Signs, Advertising, Banners, and Flags, as written with fixing the spelling of the definition of "Political Signs." Motion carried 5-0.

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

***FOR POSSIBLE ACTION***

VP Kerr pointed out the reason for the COA Rule and Regulation was to adopt a reasonable rule and regulation, which clarifies and supports the Declaration of Reservations (DORs) and to maintain standards in relation to the general purpose of the COA which is outlined in the DORS. This is an existing rule.

She pointed out the red-line version of the rule encompasses the changes discussed in the March 14, 2022, regular meeting. Pointed out the last revisions were 6.12.18 and 6.9.20. DORs Item #15 Storage of Tools and Trash address this issue. The red-line version encompasses the changes discussed in the last meeting. Staff provided a note explaining the complexity of trying to count registered cars and recommend leaving this provision out of the rule.

Opened for public comment and public comment on the phone. No public comment received.

Member DiLulo discussed multiple vehicles and registrations. Legal Counsel discussed difficulties with looking at counts of registered vehicles. Discussion continued regarding the clear language outlining the rule. Vice Chair noted discussion about trailers, boat trailers and RVs, and required registrations for public highways. Discussion continued about adding a definition for the term vehicle similar to what is required by the DMV and what the NRS. Any vehicle which is required to have a registration or license by DMV has been the guidance for past verifications. Staff can add a definition for the term “vehicle” to the COA rules.

COA Secretary Bundrock requested we add the word “all” in reference to all public rights-of-way. This is the view from all roads/public right-of-way.

Motion was made by Member DiLulo, second by Member Czegledi, to approve the first reading of the COA Rule and Regulations entitled Item 12: for Inoperative, Unregistered, and Unlicensed Vehicles, add the word “all”, and to place it on the agenda for a second reading. Motion carried 5-0.

- E.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***

VP Kerr pointed out the reason for the COA Rule and Regulation was to adopt a reasonable rule and regulation, which clarifies and supports the Declaration of Reservations (DORs) and to maintain standards in relation to the general purpose of the COA which is outlined in the DORS.

This is a new rule and a first reading. COA only had guidelines regarding Home Occupations. The DORs define permitted uses, specifically in the areas zoned AR. Staff added “All home occupations must have a portion of the business conducted in the main residence.” She pointed out that adding information regarding Air b-n-b was not included as this item is quite extensive. Staff added the plot map requirement and addressed the accessory building discussions.

Opened for public comment and public comment. No public was presented.

Vice Chair Vavruck indicated the new rule clarifies the requirements for having a home occupation. Discussion continued regarding the clarification of the parameters. Member Czegledi noted the changes the county is proposing to areas zoned AR. He indicated this is an opportunity to have clarity and direction for home occupations as the COA and the HOA is concerned.

Motion made by Vice Chair Vavruck, seconded by Member DiLulo, to approve the first reading of the COA Rule and Regulation entitled Home Occupation. and to place it on the agenda for a second reading. Motion carried 5-0.

**F. 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***

Opened for public comment and public comment on the phone. No public comment presented.

**G. NEXT REGULAR MEETING**

The next regular meeting of the Committee of Architecture is scheduled for Monday, April 11, 2022.

**FOR POSSIBLE ACTION**

**H. ADJOURN MEETING**

**FOR POSSIBLE ACTION**

Meeting adjourned at 6:07pm.