



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING NOTICE

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, May 9, 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, May 4, 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 MAY 9, 2022, WILL ALSO BE AVAILABE VIA ZOOM.

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Participant ID: 811 0905 5539 Passcode: 539764

1-346-248-7799

1-253-215-8782

Comments may be submitted by e-mail to: COA@springcreeknv.org by May 6th, 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, May 9, 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 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

- E.2 Review, discussion, and possible action regarding COA R&R: Exterior Condition of Structures, 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) 2.220 acres.**
FOR POSSIBLE ACTION
- E.3 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.4 Review, discussion, and possible action regarding COA Rules and Regulations: Exterior Condition of Structure, SCA/DOR Storage of Tools and Trash and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **467 Tiffany Drive, (Tract 202, Block 029, Lot 006) 1.120 acres.** *FOR POSSIBLE ACTION*
- E.5 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.6 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) – 1.590 acres.** *FOR POSSIBLE ACTION*

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a Boundary Line Adjustment at **between 267 Spring Creek Parkway, (Tract 102, Block 010, Lot 028) – .560 acres and 261 Spring Creek Parkway, (Tract 102, Block 010, Lot 029) - .560 acres.** *FOR POSSIBLE ACTION*
- F.2 Review, discussion, and consideration to approve a Home Occupation Permit for **WIZARDS PROPERTY MAINTENANCE AND HANDYMAN SERVICE**, type of business: Handyman Service located at **782 Spring Valley Parkway, (Tract 202, Block 009, Lot 091) 1.030 acres.** *FOR POSSIBLE ACTION*
- F.3 Review, discussion, and consideration to approve a Home Occupation Permit for **ISLAND BREEZE WELLNESS, LLC** type of business: Body Sculpting and Wellness located at **111 Birchwood Drive (Tract 105, Block 005, Lot 020) 1.690 acres.** *FOR POSSIBLE ACTION*
- F.4 Review, discussion, and consideration to approve a Home Occupation Permit for **FLYIN' T** type of business: Mobile Ice Cream Trailer located at **324 Oakmont Drive (Tract 402, Block 001, Lot 058) 2.110 acres.** *FOR POSSIBLE ACTION*
- F.5 Review, discussion, and possible action to approve a Livestock Permit for two (2) goats at **464 Frisco Drive, (Tract 107, Block 004, Lot 010) – 2.08 acres.** *FOR POSSIBLE ACTION*
- F.6 Review, discussion, and possible action to approve a Livestock Permit for one (1) bovine at **825 Aesop Drive, (Tract 403, Block 008, Lot 008) – 5.380 acres.** *FOR POSSIBLE ACTION*

G. VIOLATIONS

- G.1 Review, discussion, and possible action regarding COA R&R's 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 **455 Lyndhurst Drive, (Tract 101, Block 006, Lot 012) 1.430 acres.**
FOR POSSIBLE ACTION
- G.2 Review, discussion, and possible action regarding COA R&R's 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 **389 Kimble Drive, (Tract 202, Block 014, Lot 016) 1.380 acres.**
FOR POSSIBLE ACTION
- G.3 Review, discussion, and possible action regarding SCA DOR's Storage of Tools and Trash, COA R&R's Inoperative/Unregistered/Unlicensed Vehicles, COA R&Rs, Exterior Condition of Structures and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **897 Spring Valley Parkway, (Tract 202, Block 028, Lot 014) 1.210 acres.**
FOR POSSIBLE ACTION
- G.4 Review, discussion, and possible action regarding SCA DOR's Storage of Tools and Trash, COA R&R's Materials and Practices not allowed, 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 **828 Thistle Drive, (Tract 402, Block 008, Lot 020) 1.110 acres.**
FOR POSSIBLE ACTION
- G.5 Review, discussion, and possible action regarding COA R&R's: Materials and Practices not allowed: Major maintenance/repair of vehicles in the yard/driveway, COA R&R's Inoperative/Unregistered/Unlicensed Vehicles, COA R&R's Exterior Condition of Structures: Paint/Repair Buildings/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 **116 Deerbrush Drive, (Tract 105, Block 004, Lot 001) 2.780 acres.**
FOR POSSIBLE ACTION
- G.6 Review, discussion, and possible action regarding SCA DOR's Improvement Standards, COA R&R's Inoperative/Unregistered/Unlicensed Vehicles, SCA DOR's Storage of Tools and Trash, 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 **419 Lawndale Drive, (Tract 103, Block 006, Lot 110) 1.250 acres.** *FOR POSSIBLE ACTION*
- G.7 Review, discussion, and possible action regarding COA R&R's Inoperative/Unregistered/Unlicensed Vehicles, COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds, SCA DOR's Storage of Tools, COA R&R's and Walls: Please repair/replace broken or missing fence board and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **597 Darby Drive, (Tract 202, Block 033, Lot 002) 1.850 acres.**
FOR POSSIBLE ACTION
- G.8 Review, discussion, and possible action regarding COA R&R's Exterior Condition of Structures, SCA DOR's Storage of Tools, COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds, 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 **612 Willington Drive, (Tract 401, Block 022, Lot 008) 2.060 acres.**
FOR POSSIBLE ACTION

- G.9 Review, discussion, and possible action regarding SCA DOR's Storage of Tools and Trash, COA R&R's: Materials and Practices not allowed: Major maintenance/repair of vehicles in the yard/driveway, COA R&R's Exterior Condition of Structures: Replace shingles on shed and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 893 Spring Valley Parkway, (Tract 202, Block 028, Lot 012) 1.160 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 April 11, 2022, regular meeting.
FOR POSSIBLE ACTION

J. REPORTS

- J.1 Approval of the Committee of Architecture Revenue Report for April 2022.
FOR POSSIBLE ACTION
- J.2 Approval of the Committee of Architecture Occupancy Report for April 2022.
FOR POSSIBLE ACTION
- J.3 Approval of the Committee of Architecture Violation Report for April 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, June 13, 2022.

FOR POSSIBLE ACTION

M. ADJOURN MEETING

FOR POSSIBLE ACTION

Declaration of Posting of
Spring Creek Association
Committee of Architecture's Regular Meeting Agenda

I, the undersigned do hereby state and return that I received a copy of the Spring Creek Association Committee of Architecture's Meeting Agenda for the **May 9, 2022**, meeting, a true copy of which is attached hereto, and that I posted a copy of the Agenda at the following public places in County of Elko, State of Nevada as follows:

1. Spring Creek Association Administrative Offices
401 Fairway Blvd, Spring Creek, NV 89815

Date: 5.4.22 Time: 8:11am

2. Khoury's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815

Date: 5.3.22 Time: 6:54pm

3. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV 89815

Date: 5.3.22 Time: 6:29pm

4. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815

Date: 5.3.22 Time: 6:08pm

I declare under penalty of perjury that the foregoing is true and correct.

DATED this 4th day of May, 2022.

By: Rikki Bundrock

Name: RIKKI Bundrock

Title: COA Secretary