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**SPRING CREEK ASSOCIATION**

**COMMITTEE OF ARCHITECTURE**

**REGULAR MEETING MINUTES**

**SPRING CREEK ASSOCIATION**

**COMMITTEE OF ARCHITECTURE**

**Regular Meeting**

**5:30 P.M., P.S.T., Monday, October 11, 2021**

**401 Fairway Blvd, Spring Creek, NV 89815**

**Zoom Meeting Only**

**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**: Meeting was called to order Monday, October 11, 2021. at 5:30pm, This was a zoom meeting, all attendees called in except SCA Staff and one member.

**B**. **PRESENT AT ROLL CALL: COMMITTEE MEMBERS**: Quorum Established

Jill Holland – Chairperson – Present via telephone

Cassandra Banuelos- Vice Chairperson – Present via telephone

Stephanie Sisk – Member – Present via telephone

Kevin Martindale – Member – Present via telephone.

Elex Vavrick – Member – Present, via in person.

**STAFF PRESENT**: SCA Vice President Kerr, SCA Treasurer Austin-Preston

**CORPORATE ATTORNEY**: Katie McConnell present via telephone

**C. PLEDGE OF ALFLEGIANCE**: Not performed due to zoom meeting.

**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

Teresa Whelan received two notices from COA, regarding inoperative unlicensed vehicles, and one for her lean-to. She thought someone had complained, she did not realize that the COA reviews properties, she thought her neighbors had complained. She had reviewed the COA homeowner’s manual, first notice is a courtesy notice, she does not feel the wording of the first letter is very courteous. She indicated she knew her neighbors did not complain as she lives at the dead end of a road, and no one can see the lean-to and her daughter is one of her neighbors. She discussed the letters with her neighbors, to inform them she had not complained. One neighbor is on the board. She took care of all of the items. Her cars are all licensed. Straitened up the lean-to. Called COA immediately. All vehicles are licensed. Offered to bring in her paperwork, was told she did not need to bring it in. Discussed straightening things up. She thought everything was resolved. Received a second notice of non-compliance. COA courtesy notice is harsh. She read a rule regarding the trash, indicated this is very subjective.

Chair Holland asked if anyone on the Committee would like to address this and asked Ms. Whelan if she wanted this to go onto the agenda the next time.

VP Kerr explained the Committee can only hear the public comment and cannot take any action. VP Kerr explained Ms. Whelan can come into the office and discuss the issue if she would like to place it on the next agenda.

Ms. Whelan indicated she did not want to be on the phone discussing this she felt she had resolved it.

VP Kerr explained she had met with Ms. Whelan and all violations are on hold, a final review has not been conducted as of this date. Changes have been made to the letters. No additional action is required by the Committee.

No other public comment was made.

**E. NEW BUSINESS**

**E.1 Review, discussion, and possible action to approve a Livestock Permit for one (1) steer at 907 Palace Pkwy (Tract 403, Block 014, Lot 016) – 1.19 acres**

***FOR POSSIBLE ACTION***

VP Kerr explained the documentation.

Chair Holland asked for comment and asked if the property owner was on the phone. Property owner was not on the phone.

Member Sisk indicated she had reviewed the document and had no problem with it.

Applicant no present.

No public comment made.

Motion by Member Banuelos to approve a livestock application for one (1) steer at 907 Palace Parkway, (Tract 403, Block 014, Lot 016). Seconded by Member Sisk. Motion carried 5-0.

**E.2 Review, discussion, and possible action to approve a Livestock Permit for two (2) pigs at 406 Brent Dr (Tract 202, Block 029, Lot 032) – 1.27 acres**

***FOR POSSIBLE ACTION***

VP Kerr explained the documentation.

Chair Holland as saw no problem with the request and asked for Committee comment.

Member Vavrick mentioned it looked like there was plenty of room for the pigs. Has no problem with the application.

Applicant not present.

No public comment made.

Motion by Member Martindale to approve a livestock permit for two (2) pigs at 406 Brent Drive, (Tract 202, Block 029, Lot 032). Seconded by Member Banuelos. Motion carried 5-0.

**E.3 Review, discussion, and possible action to approve a Livestock Permit for two (2) Nigerian Dwarf Doelings (Goats) at 232 Flora Drive (Tract 102, Block 013, Lot 036) – 2.49 acres**

***FOR POSSIBLE ACTION***

VP Kerr explained the documents.

Chair Holland ask if anyone on the Committee had a problem as presented.

Applicant not present.

No public comment made.

Motion made by Member Vavrick made the motion to approve the livestock permit for two (2) Nigerian Dwarf Doelings (Goats) at 232 Flora Drive (Tract 102, Block 013, Lot 036.) Seconded by Member Sisk. Motion carried 5-0.

**E.4 Review, discussion, and possible action to approve a Home Occupation Permit for a Utility Trailer Sales with 8 to 10 Omax Utility Trailers lined out on property boarding Valdez Drive at 306 Valdez Dr (Tract 202, Block 023, Lot 001) – 1.19 acres.**

***FOR POSSIBLE ACTION***

VP Kerr explained the documents. Including reading the AR regulations, definition of the home occupation permit, property owner lives on a corner lot.

Chair Holland referenced DORs and the home occupation permit indicating the trailers would be a visible evidence of a business, which is not allowed.

Katie McConnell indicated Chair Holland comments are correct. The DORs and rules are very specific about being not being visible outside. This permit indicates they business would be visible outside which is not allowed.

Chair Holland asked if property owner is one the phone. Kristine indicated there are two numbers on the line which are not identified. VP Kerr asked if the property owners would identify themselves if they were on the line. No one indicated they were there for this item.

Chair Holland put forth the suggestion to the Committee either table this or deny this request. Suggested to put the trailers online, or store them somewhere else, or bring in one trailer at a time with the stipulation they are gone in a day, thus no evidence of trailers on their property. She suggested they deny the application today and have them re-apply with other stipulations.

VP Kerr stated even if the property owner brought in one trailer at a time for pick-up, you cannot bring in materials from the outside, which is still considered a commercial occupation.

Applicant not present.

No public comment made.

Chair Holland called for Committee comment. Member Martindale asked about abstaining, does he need to provide a reason? Katie indicated if he abstains, he does not need to give a reason.

Motion made by Member Vavrick, to deny the home occupation permit for utility trailer sales with 8 to 10 Omax Utility Trailers lined out on property bordering Valdez Drive at 306 Valdez Drive. (Tract 202, Block 023, Lot 001). Seconded by Member Holland. Motion carried 4-0-1. Member Martindale abstaining.

**E.5** **Review, discussion, and possible action regarding the number of horses allowed per acre - 668 SMOKEY DRIVE (TRACT 202, BLOCK 011, LOT 046) - 1.71 acres.**

***FOR POSSIBLE ACTION***

VP Kerr explained the property owner is asking to change to the DORs regarding number of horses on a per acre. She read into the record AR horse rule. Explained the process for change DORs.

Chair Holland pointed out the request, one horse would be on one-half acre, two horses on one acre, what the property owner would propose is have another horse on the half acre. She was unclear as to the issue.

VP Kerr explained the DORs are very specific allowing only two (2) horses per acre. You cannot have one horse on a half-acre. Must have a full acre to have the two (2) horses. Property owner is requesting to have three horses on 1.71 acres. Ms. McConnell explained the rule does not break it down into half acres. Katie suggested, based on her legal opinion, the Committee should follow the rule as stated and stay in compliance. Member Martindale commented on the property owner’s claim she already has three horses and has lived at this address since 2002. Katie indicated property owner would need to request a variance from the DORs. Possibly grandfathered in, asking for forgiveness vs asking for permission.

VP Kerr indicated she did not apply for a variance or livestock permit. Property owner is not incompliance and received a letter of non-compliance. Property owner did not want to file for a variance. She wanted the issue discussed on the agenda. If Committee allows a third horse, there would be a lot of individuals asking for the variance or claimed grandfathered in. VP Kerr asked if property owner was on the line. VP Kerr explained that COA Secretary explained the variance process to the property owner.

Chair Holland, asked about a provision for this type of variance, has it been allowed before. VP Kerr indicated to the best of her knowledge; no variance of this type has been issued. Katie gave the opinion if the Committee were to proceed, this is asking for permission, not a variance, Committee can take no action and proceed with the violation process, or they can take time to abate the situation and work with staff. The Committee is limited on the type of action they can take. Chair Holland discussed tabling the issue. Katie recommends taking no action.

Chair Holland asked if the property owner is on the phone. No indication the property owner was on the phone

Member Vavrick pointed out there is no provision for partial acreage. Agrees the DORs would need to be changed that could be an option.

Applicant not present.

No public comment made.

Member Sisk asked how long the property owner has had three horses on the property. Property owner documentation indicates lived at the property since November 2002 with three horses. VP Kerr pointed out we cannot confirm the length of time the property owner has lived at the address. The property owner indicated the period on their submitted documentation. Member Sisk indicated property owner has had the horses for 18 years. Member Sisk finds it hard to take action against the property owner if she has had them for so long. She indicated she favors taking no action and go back and the regulations and take a look at it. VP Kerr indicated the Committee cannot change the DORs. Chair Holland recommend the Committee take no action.

Motion made by Chair Holland, take no action on the violation regarding the number of horses allowed per acre at 668 Smokey Drive (Tract 202, Block 011, Lot 046). Seconded by Member Banuelos. Motion carried 5-0.

**E.6 Review, discussion, and possible action regarding a variance to allow horses in tract 106B, in which the keeping of horses and livestock is not permitted - 311 Flora Drive (Tract 106B, Block 001, Lot 011). – 1.71 acres.**

***FOR POSSIBLE ACTION***

Member Martindale stated in reviewing this issue, DORs clearly state no livestock in this area. Mentioned the letters which were received in opposition. VP Kerr read the DOR regulation into the record.

Chair Holland: Requested clarification for the tract location as to why this case and the case in E.5 were different. VP Kerr explained E.5 case is in Tract 202, E.6 is located in Tract 106B. Chair Holland asked if this is the same process for a variance as the earlier case. Legal Counsel McConnel indicated this case is even more strict as the DORs specifically identify “no horses are permitted in Tract 106B”. This property applied for a variance from the DORs, unlike the earlier case, her opinion if the COA choose to grant this variance, they would be setting a big precedence. Chair Holland acknowledged it is not in the scope of the COA to go against the DORs. Ms. McConnell discussed the two principles for guidance for making decisions when varying from the DORs. This does not meet those two principles.

Mr. Aaron Jolander, property owner: Chair Holland indicated property owner has two (2) minutes. Mr. Jolander indicated he had not received a booklet when they bought the property. He indicated the golf course is not even near their house. Chair Holland discussed the distance set-back and requirements for the tract. Discussion between Mr. Jolander and Chair Holland that he understands the rules.

Chair Holland referred to the Committee for comments. No Comments.

No public comment made.

Katie explained to either approve or deny or make modifications to the application.

Motion made by Member Vavrick, to deny a variance to allow horses in tract 106B, in which the keeping of horses and livestock is not permitted at 311 Flora Drive, (Tract 106B, Block 001, Lot 011). Seconded by Member Martindale. Motion carried 5-0.

**E.7 Review discussion, and possible action to approve a Commercial Business Permit for Spring Inn Bar, by Eric Drues at 358 Spring Valley Parkway (Tract 201, Block 006 , Lot 003) – .61 acres.**

***FOR POSSIBLE ACTION***

VP Kerr the property is zoned commercial. COA did not receive a copy of the liquor license. Called for Mr. Drues to speak. No Comment from applicant. VP Kerr outlined the COA could approve with stipulation, deny, or take no action. Katie confirmed options. Discussion took place as to the requirement for a liquor license.

Applicant not present.

No public comment made.

Member Banuelos asked if the COA could stipulate a time to provide the liquor license? VP Kerr indicated it is the COA decision to add any stipulations. Member Banuelos indicated there should be a timeline.

Motion made by Member Martindale to approve a commercial business permit for Spring Inn Bar, by Eric Drues at 358 Spring Valley Parkway (Tract 201, Block 006, Lot 003) with the stipulation a copy of the liquor license is provided to Spring Creek Association within 30 days from today’s date of 10.11.21. Second by Member Banuelos. Motion carried 5-0.

Chair Holland requested clarification if the liquor license is not produced would the commercial business permit be denied. Katie confirmed it would be denied if the liquor license was not presented in the time frame as stipulated.

**E.8 Review, discussion, and possible action regarding a Ford Truck as yard art at 219 Cliff Lane, (Tract 109, Block 009, Lot 003).**

***FOR POSSIBLE ACTION***

VP Kerr explained the documentation. Property Owner is in violation and asked staff if they could be on the agenda to state their case.

Tammy Hagan, property owner, stated had pieces of old trucks and put them together, only part of it is a Ford Truck. Discussed that the vehicle is yard art. It has never been a registered as a vehicle. Chair Holland asked if it had an engine, property owners (Clifford Hagan and Tammy Hagan) indicated there is an engine in the truck. But they are going to give it back to the person who donated that part of the truck. Chair Holland asked when they would be returning the engine. Timeframe was not determined. Mrs. Hagan indicated they have no intention of keeping the engine in it, just a place to put their American flag. It is their hope to put an antique gas station up and gas pumps in the yard as well.

Chair Holland asked the Committee if they had any questions for Mr. & Mrs. Hagan? Member Banuelos stated typical yard art does not have wheels, describe having flowers, near ponds. etc. Mrs. Hagan indicated the vehicle is not intended to move. She pointed out there is nothing in the DORs about yard art cannot of wheels. Member Vavrick explained the COA has to go by this as an inoperative vehicle. There are no current rules regarding yard art. This is an inoperative vehicle we have to go by that. Mrs. Hagan asked if there was a rule regarding the ability to have one inoperative vehicle. Chair Holland respond yes, it has to be covered.

Chair Holland called for public comment: Janice Jensen indicated her son had an inoperative vehicle, they moved it. They drove by it, she indicated she is all for it. They received a notice as well. The yard art looks very nice. She is supportive. She discussed other location are worse than this property. Mrs. Hagan indicated they have received positive comments. She feels everyone can have yard art.

Chair Holland asked for Committee comments: Member Sisk, personally likes it, she does not see any problem with it. She reiterated the additions of the gas station and old gas pumps. She has a truck as a water feature in her back yard. She like the idea.

Member Martindale discussed the rules and regulations and does not meet that requirement. He suggested they request a variance; this is an action on a violation. Member Sisk reiterated the truck was put together with pieces, this is not a true Ford truck. She brought up other properties with antique farming equipment that is not registered, not legal, asked where do we draw the line.

Katie, explained the specific language in the rules refers to old, inoperative, unregistered, unlicensed vehicles, not a wagon, etc. They can apply for the variance, but this does not comply with the DORs, from an enforcement side of things, this puts us in a bad position.

Chair Holland asked if this is the same process for a variance? Katie explained they would have to prove this is not a vehicle, it is a piece of landscaping, etc. It appears to be an old inoperative, unlicensed vehicle. Mrs. Hagan asked if they go to the DMV and aske them to register it, something they built together, if we get something from the DMV, that is not registered would that work. Katie acknowledged if they could get the DMV to indicate it is not a vehicle, it is not unsightly and it is not junk, it would not be a violation. She reiterated the rule. Chair Holland asked Katie for type of action should the Committee take. Katie recommends taking no action. Chair Holland expressed their idea is wonderful and suggested them to go to the DMV. Member Banuelos suggested they plant flowers inside the vehicle. She asked if they would still be in violation. Katie indicated it would still have to go through the reviews and determined if they are still in violation.

VP Kerr pointed out it will still go through the violation process, it is still inoperable, unregistered vehicle until proven otherwise. If they go to DMV and cannot get it registered, it proves the point it is not registered and inoperative, they will have to get the DMV to declare this is not a vehicle. At this time, COA is still bound by the rules and regulations to follow the process. Chair Holland asked if they could take no action. Katie confirmed that the COA can take no action.

Motion made by Chair Holland, to take no action regarding a Ford Truck as yard art at 219 Cliff Lane, (Tract 109, Block 009, Lot 003). Seconded by Member Sisk. Motion carried 4-1.

**OLD BUSINESS**

**F.1 Review, discussion, and possible acti****on regarding an update about a family member living in a trailer at 441 Tiffany Dr (Tract 202, Block 029, Lot 011) - 1.03 acres**

***FOR POSSIBLE ACTION***

VP Kerr explained the documentation and deadlines set by the COA. Kerr asked for the property owner to speak. Property owner was not on the line.

Chair Holland asked if we had any update. VP Kerr confirmed COA has not heard anything back from the property owner. Proper notification was provided through certified mail.

Member Vavrick commented on the fact the property owner was not present.

Applicant not present.

No public comment made.

Motion made by Chair Holland, moved directing staff to forward with the violation process regarding family member living in a trailer at 441 Tiffany Drive, (Tract 202, Block 029, Lot 011). Seconded by Member Sisk. Motion carried 5-0.

**F.2** **Review, discussion, and possible action regarding property violations of DORs**

**#15 Storage of Tools and Trash, COA R&R, Item #12, Inoperative/Unregistered/Unlicensed vehicles, COA R&R, Item #13: Exterior Condition of Structures, and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 437 Trescartes Ave (Tract 202, Block 028, Lot 009) - 1.20 acres.**

***FOR POSSIBLE ACTION***

VP Kerr explained documentation, including notes from COA Secretary Cromwell. Recent photos were taken on 10.03.21, property has not changed from the timeframe the property owner came in and claimed it was being cleaned up. No improvement as per photos identify.

No property owner present.

No public comment made.

Motion made by Member Vavrick to refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 437 Trescartes Ave. (Tract 202, Block 028, Lot 009). Motion carried 5-0.

**VIOLATIONS**

**G.1 Review, discussion, and possible action regarding property violations of DORs**

**#15 Storage of Tools and Trash, COA R&R, Item #12, Inoperative/Unregistered/Unlicensed vehicles, COA R&R, Item #13: Exterior Condition of Structures, and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 878 Spring Valley Pkwy (Tract 202, Block 025, Lot 042)**

***FOR POSSIBLE ACTION***

VP Kerr explained the documentation. No Contact from property owner.

Chair Holland asked for clarification on the legal status. Property was not sent to the Legal office.

Property owner not present.

No public comment made.

Motion made by member Martindale to refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 878 Spring Valley Pkwy (Tract 202, Block 025, Lot 042). Seconded by Member Banuelos. Motion carried 5-0.

**G.2 Review, discussion, and possible action regarding property violations of DORs**

**#15 Storage of Tools and Trash, COA R&R, Item #12, Inoperative/Unregistered/Unlicensed vehicles, COA R&R, Item #13: Exterior Condition of Structures, and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 588 Holiday Drive,**

**(Tract 202, Block 003, Lot 003)**

***FOR POSSIBLE ACTION***

VP Kerr explained the documentation. No contact from property owner.

Property owner not present.

No public comment made.

Motion made by Chair Holland to refer to the SCA Board of Directors requesting to take legal action uphold all fines regarding 588 Holiday Drive, (Tract 202, Block 003, Lot 003). Seconded by Member Banuelos. Motion carried 5-0.

**G.3 Review, discussion, and possible action regarding property violations of DORs**

**#15 Storage of Tools and Trash, COA R&R, Item #12, Inoperative/Unregistered/Unlicensed vehicles, COA R&R, Item #19: Excessive Brush/Weeds, Dead Trees, Shrubs, Noxious Weeds, and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 464 LAMONT PLACE (TRACT 202, BLOCK 004, LOT 005)**

***FOR POSSIBLE ACTION***

VP Kerr explained documentation. PO explained everything cleared on 9.9.21. No further contact from property owner. Photos updated.

Property owner not present.

No public comment made.

Member Martindale pointed out the recent photos indicated issues still exist.

Motion made by Member Banuelos to uphold the three violations and refer to the SCA Board of Directors requesting to take legal action uphold all fines regarding 464 Lamont Place (Tract 202, Block 004, Lot 005). Seconded by Member Vavrick. Motion carried 5-0.

**G.4 Review, discussion, and possible action regarding property violation of COA Rules**

**and Regulations Materials and Practices NOT ALLOWED: use of motorized vehicles in SCA Greenbelt and Nuisance. - 637 Parkridge Pkwy (Tract 403, Block 002, Lot 004)**

***FOR POSSIBLE ACTION***

VP Kerr explained documentation. SCA COA office have received several complaints about riding on greenbelts, noise, and dust. This item was on the August agenda. The individual lodging the complaint was at the August meeting. The item needed to be brought back to the September agenda as it was improperly written on the agenda. The September meeting was cancelled due to lack of quorum. Thus, was brought back to the October agenda. E-mails are in COA packet.

Property owner not present.

No public comment made.

Chair Holland opened the floor to the Committee. Member Martindale pointed out there is a letter from the individual the complaint was lodged against. He commented this seems like a “he said, and she said” situation. Chair Holland pointed out the individuals are riding on the green belts. VP Kerr pointed out this is a nuisance complaint and includes dust and noise. Member Vavrick commented this is a violation they are out on the greenbelt. We do not have any legal authorization to monitor this. This looks like a civil issue. He does not feel we can do anything outside the nuisance complaint. Member Sisk agrees with other COA members.

Katie commented that someone has to prove the nuisance. She recommended the nuisance be proven before sending to the Board of Directors. Recommend tabling it versus taking no action. Member Martindale, questioned to take no action and direct staff to follow up. Katie reiterated her recommendation. Chair Holland asked if tabled does it have to come back within a month. Katie clarified if tabled it would come back at the next meeting. Member Vavrick felt this would be a good idea to table it. He would like to hear from the person complaining.

VP Kerr reminded COA members the person complaining did come to the August meeting.

Member Sisk mentioned it is still a civil matter. She asked even if we table it, would it not still be a civil matter. Katie indicated the COA would need to make that decision at that time. Member Sisk indicated she didn’t see any changes. Chair Holland asked Member Sisk what time of motion she would make. Member Sisk indicated she would take no action. This is a civil matter. Chair Holland asked legal counsel for recommendations. Katie pointed out the way this agenda item was written, it is a violation and needs to be addressed as a violation.

No public comment made.

Motion made by Chair Holland in regard to the property violation of COA Rules and Regulations Materials and Practices NOT ALLOWED: use of motorized vehicles in SCA Greenbelt and Nuisance. - 637 Parkridge Pkwy (Tract 403, Block 002, Lot 004) she moved to dismiss the violation and to consider as civil issue. Seconded by Member Sisk. Motion carried 5-0.

**G.5 Review, discussion, and possible action regarding property violations of COA R&R, Item #13: Exterior Conditions of Structures, including Roof/Shingles, COA R&R, Item #19: Excessive Brush/Weeds, Dead Trees, Shrubs, Noxious Weeds, and refer to the SCA Board of Directors requesting to take legal action and uphold all fines at 469 Frisco Drive (Tract 107, Block 005, Lot 030)**

***FOR POSSIBLE ACTION***

VP Kerr explained the documentation. The home appears to be abandoned. No contact from property owner. All mail has been received back. Elko County has no forwarding information for this property.

Property owner not present.

No public comment made.

Motion made by Member Banuelos to refer all violations as presented to the SCA Board of Directors requesting to take legal action and uphold all fines at 469 Frisco Drive (Tract 107, Block 005, Lot 030). Seconded by Member Martindale. Motion carried 5-0.

**G.6 Review, discussion, and possible action regarding property violation SCA DORs A-1**

**Improvement Standards at 477 Foxridge Drive (Tract 401, Block 006, Lot 014)**

***FOR POSSIBLE ACTION***

VP Kerr explained the documentation. Building is not finished. Alma Olson has filed for bankruptcy.

Katie recommended referring to the Board for legal action, her office will look into it

Motion made by Member Martindale moved all violation be referred to the SCA Board of Directors requesting to take legal action and uphold all fines for 477 Foxridge Drive (Tract 401, Block 006, Lot 014). Seconded by Member Sisk. Motion carried 5-0.

**G.7 Review, discussion, and possible action regarding property violations of DORs**

**#15 Storage of Tools and Trash, COA R&R, Item #19: Excessive Brush/Weeds, Dead Trees, Shrubs, Noxious Weeds, and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 484 Pine Knot Dr (Tract 202, Block 019, Lot 001)**

***FOR POSSIBLE ACTION***

VP Kerr explained the documentation. No contact from property owner.

Property owner not present.

No public comment made.

Motion made by Member Sisk to forward G.7 refer all violation to the board for legal action and uphold all fines for 484 Pine Knot Drive (Tract 202, Block 019, Lot 001.) Seconded by Chair Holland. Motion carried 5-0.

**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***

VP Kerr indicated working on the legal. Katie indicated some properties have gone to court, some pay offs have been received, and working to get some of these taken care of.

Chair Holland dropped call at 2 hours 10 (2:10:15) minutes into the meeting. She returned at 2:12:31 minutes into the meeting.

Vice Chair Banuelos took control of the meeting.

1. **APPROVAL OF MINUTES**
2. **Approval of minutes from the August 9, 2021, regular meeting.**
3. **September 28, 2021, COA special meeting.**

Note: September 13, 2021, was cancelled due to lack of quorum.

***FOR POSSIBLE ACTION***

Motion made to approve both dates of August 09, 2021, and September 28, 2021, by Chair Holland, Seconded by Member Banuelos. Member Martindale abstained from the August 09, 2021, minutes, but voted in favor on the September 28, 2021, minutes. Motion carried, August 09, 2021 – 4-0-1; September 28, 2021 – 5-0.

**J. REPORTS**

**J.1 Approval of the Committee of Architecture Revenue Report for August 2021 and September 2021.**

***FOR POSSIBLE ACTION***

**J.2 Approval of the Committee of Architecture Occupancy Report for August 2021, and September 2021.**

***FOR POSSIBLE ACTION***

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

***FOR POSSIBLE ACTION***

Chair Holland requested to address all items under J. Reports at the same time. No further comment received from the committee.

Motion made by Member Martindale to approve the reports as presented. Seconded by Chair Holland. Motion carried 4-0. Chair Holland absent at vote. Call dropped, she did not return.

**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***

Vice-Chair Banuelos took over conducting the meeting, as Chair Holland’s call was dropped.

No public comment made.

**L. NEXT REGULAR MEETING.**

**The next regular meeting of the Committee of Architecture is scheduled for Monday, November 08, 2021.**

***FOR POSSIBLE ACTION***

**M. ADJOURN MEETING**

***FOR POSSIBLE ACTION***

Meeting adjourned at 7:46pm.