



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Committee of Architecture
Wednesday, October 11, 2023, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Bonnie Bawcom, Elex Vavrick, Kenny Kelly

ABSENT: Kevin Martindale – Chair, Nick Czegledi

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

CORPORATE ATTORNEY: Katie McConnell

CALL TO ORDER: Elex Vavrick called the meeting to order in person and telephonically at 5:33 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

E. UNFINISHED BUSINESS

- E.1 Review, discussion, and possible action regarding **COA R&R: 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 **319 Greencrest Drive (Tract 101A Block 001 Lot 053) 4.400 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property has been in violation since August 2021. Staff have had contact with the property owner, they have been cleaning up the property but needs more time to paint. The property owner was not present.

No Public Comment

Member Bawcom moved/Member Kelly seconded to table the violations at 319 Greencrest Drive (Tract 101A Block 001 Lot 053) and come back to the November COA meeting if not in compliance. Motion carried 3-0.

- E.2 Review, discussion, and possible action regarding **COA R&R: 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 **279 Springfield Parkway (Tract 305 Block 004 Lot 001) 3.380 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property has been in violation since July 2021. Staff have had contact with the property owner, the unsightly has been completed and he said the vehicles will be removed by October 31, 2023. The property owner needs more time to paint/repair the barn. The property owner was not present.

No Public Comment

Member Vavrick moved/Member Bawcom seconded to table the violations at 279 Springfield Parkway (Tract 305 Block 004 Lot 001) with monthly check-ins from the property owner with progress made and come back to the April COA meeting if not in compliance. If monthly contact is not made send back to the next COA meeting. Motion carried 3-0.

- E.3 Review, discussion, and possible action regarding **COA R&R: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **397 Westby Drive, (Tract 202 Block 011 Lot 034) 1.240 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property has been in violation since July 2019. Staff have had contact with the property owner.

The property owner was present via zoom and stated that they have received estimates and are waiting for other estimates to come in. Roofers are at least a month out but, they still do not have the funding for the roof due to having to replace their septic.

No Public Comment

Attorney McConnell stated that she has been communicating but nothing has happened so this needs a deadline.

Member Kelly moved/Member Bawcom seconded to table the violations at 397 Westby Drive, (Tract 202 Block 011 Lot 034) with monthly check-ins from the property owner and come back to the July COA meeting if not in compliance. If monthly contact is not made send back to the next COA meeting. Motion carried 3-0.

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a variance for the shop to be placed in front of and to the right side of the house at **723 Bluegrass Drive, (Tract 401 Block 007 Lot 016) 2.000 acres** **FOR POSSIBLE ACTION**

The property owners, Steven & Connie Muir, are requesting a variance to build a shop in front of and on the right side of the house. Muir said the house is up on a hill and to the rear of the property and they can't put it anywhere else without moving other structures.

No Public Comment

Member Bawcom moved/Member Kelly seconded to approve the variance to place the shop in front of and to the right side of the house at 723 Bluegrass Drive, (Tract 401 Block 007 Lot 016) 2.000 acres. Motion carried 3-0.

- F.2 Review, discussion, and possible action to approve a Livestock Permit for (1) Red Angus Heifer and (1) Black Angus Heifer at **653 Willington Drive, (Tract 401 Block 021 Lot 010) 2.040 acres.** **FOR POSSIBLE ACTION**

The property owner, Raechell Artrup/LaFrance, is applying for a Livestock Permit for (1) Red Angus Heifer and (1) Black Angus Heifer. Artrup/LaFrance said they had to be moved from a friend's house and are planning on having them until February or March. Her plan is to try to sell or butcher. They are fenced in and have shelter.

No Public Comment

Member Vavruck asked what they do with the animal waste. Artrup/LaFrance said they till it into the ground for fertilizer.

Member Bawcom moved/Member Kelly seconded to approve the Livestock Permit for (1) Red Angus Heifer and (1) Black Angus Heifer at 653 Willington Drive, (Tract 401 Block 021 Lot 010) 2.040 acres. Motion carried 3-0.

- F.3 Review, discussion, and possible action to approve a Livestock Permit for two (1) goat and (1) lamb at **273 Springfield Parkway, (Tract 305 Block 004 Lot 004) 4.600 acres.** **FOR POSSIBLE ACTION**

The property owner is requesting a Livestock Permit for two (1) goat and (1) lamb. Property Owner was not present.

No Public Comment

Member Bawcom moved/Member Kelly seconded to approve the Livestock Permit for two (1) goat and (1) lamb at 273 Springfield Parkway, (Tract 305 Block 004 Lot 004) 4.600 acres. Motion carried 3-0.

- F.4 Review, discussion, and possible action regarding property violation of the COA Rules and Regulations: Nuisance located at **155 Spring Creek Court, (Tract 101 Block 002 Lot 029) 1.220 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the staff has received a complaint regarding excessive dog barking. Dawn Mitton said they have bark collars on now and have put them in new kennels. They have been at the property for 3 years.

Public comment: Rhett Buttelman said he gets woken up by the dogs barking. He said it has gotten better.

Secretary Duncan stated that there were 2 complaints but, the other complainant pulled theirs saying the barking had stopped.

Member Kelly moved/Member Bawcom seconded to dismiss the nuisance at 155 Spring Creek Court, (Tract 101 Block 002 Lot 029) 1.220 acres. Motion carried 3-0.

- F.5 **Review, discussion, and possible action to approve the second reading of the revised Committee of Architecture Rules and Regulation #30: Commercial Business Permit.** **FOR POSSIBLE ACTION**

This is the second reading of the Commercial Business Permit Rule and no changes have been made.

No public comment.

Member Vavrick moved/Member Kelly seconded to approve the second reading of the revised Committee of Architecture Rules and Regulation #30: Commercial Business Permit. Motion carried 3-0.

- F.6 **Review, discussion, and possible action to approve the second reading of the revised Committee of Architecture Rules and Regulation #16: Fencing and Walls.** **FOR POSSIBLE ACTION**

This is the second reading of Rules #16, Fencing and Walls. No changes have been made.

No Public Comment

Member Bawcom moved/Member Kenny seconded to approve the second reading of the revised Committee of Architecture Rules and Regulation #16: Fencing and Walls. Motion carried 3-0.

G. VIOLATIONS

- G.1 Review, discussion, and possible action regarding **COA R&R: Exterior Condition of Structures, SCA DOR's: Unsightly: Storage of Tools and Trash, SCA DOR's: Improper Use: Single Family Use** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **394 Dove Creek Place, (Tract 201 Block 003 Lot 044) 2.060 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since June 2023 and has had contact with the property owner. He works out of state and is asking us to give him until the end of the year to complete violations. The property owner was not present.

No public comment.

Member Kelly moved/Member Bawcom seconded to table the violations regarding 394 Dove Creek Place, (Tract 201 Block 003 Lot 044) until January COA meeting if not in compliance. Motion carried 3-0.

- G.2 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs, COA R&R's Fences & Walls** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **848 Pemberton Drive, (Tract 403 Block 014 Lot 001) 1.780 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since August 2021 and has had no contact from the property owner. The property owner was not present.

No public comment

Member Vavrick moved/Member Bawcom seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 848 Pemberton Drive, (Tract 403 Block 014 Lot 001). Motion carried 3-0.

- G.3 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 **812 White Oak Drive, (Tract 402 Block 004 Lot 023) 1.410 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since June 2023. Last contact with the property owner was September 2023.

The property owners, Jerry & Rita Swisher, were present and said this issue will not be addressed. He said he will be pushing back; rules and regulations are constantly changing, and he doesn't agree with them. They were not aware that the semi-trailer was not allowed to be there.

Attorney McConnell asked what specific vehicles were in violation and if they were willing to provide registration for the vehicles. If the semi-trailer is registered it's fine to be there.

Property owners said they had a letter from the COA stating the vehicles were ok to be there and it was signed off by the COA.

Discussion regarding giving property owners 30 days to supply paperwork or fix the violation.

No public comment.

Member Vavruck moved/Member Bawcom seconded to table the violations for 30 days regarding 812 White Oak Drive, (Tract 402 Block 004 Lot 023) for the property owner to produce paperwork and bring back to the November COA if not in compliance. Motion carried 3-0.

- G.4 Review, discussion, and possible action regarding **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 **766 Cessna Court, (Tract 202 Block 003 Lot 043) 1.050 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since June 2023 and has had no contact with the property owner.

No Public Comment

Member Bawcom moved/Member Kelly seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 766 Cessna Court, (Tract 202 Block 003 Lot 043). Motion carried 3-0.

- G.5 Review, discussion, and possible action regarding **COA R&R: Exterior Condition of Structures, 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 **749 Lamont Drive, (Tract 202 Block 003 Lot 049) 1.050 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since July 2023. Last contact with the property owner was October 2023. The conex has been painted. The property owner was not present.

No public comment.

Member Kelly moved/Member Vavruck seconded to table the violations at 749 Lamont Drive, (Tract 202 Block 003 Lot 049) to reach out to property owner to get registration for vehicles and bring back to November COA meeting if not in compliance. Motion carried 3-0.

- G.6 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 **557 Brent Drive, (Tract 202 Block 018 Lot 085) 1.000 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since May 2023. The car has been covered and the property is cleaned up. Requested to dismiss violations. The property owner was not present.

No public comment.

Member Bawcom moved/Member Kelly seconded to dismiss the violations at 557 Brent Drive, (Tract 202 Block 018 Lot 085). Motion carried 3-0.

- G.7 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, 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 **507 Abarr Drive, (Tract 402 Block 006 Lot 010) 1.290 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since June 2023 and has had no contact with the property owner. The property owner was not present.

No public comment.

Member Vavrck moved/Member Kelly seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 507 Abarr Drive, (Tract 402 Block 006 Lot 010) Motion carried 3-0.

- G.8 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's Inoperative, Unregistered, Unlicensed Vehicles, 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 **434 Castlecrest Drive, (Tract 201 Block 006 Lot 018) 1.030 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since June 2021. Last contact with property owner was October 2023. The property owner was not present.

No public comment.

Member Kelly moved/Member Vavrck seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 434 Castlecrest Drive, (Tract 201 Block 006 Lot 018). Motion carried 3-0.

- G.9 Review, discussion, and possible action regarding **SCA DOR's A-1: Improvement Standards** 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

Secretary Duncan stated the property has been in violation since January 2019. Staff have had contact with the property owner, and they are asking for more time. The property owner was not present.

No public comment.

Member Kelly moved/Member Bawcom seconded to table the violations regarding 419 Lawndale Drive, (Tract 103 Block 006 Lot 110) and bring back to the November COA meeting if not in compliance. Motion carried 3-0.

- G.10 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, 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 **389 Berry Creek Place, (Tract 201 Block 009 Lot 029) 1.140 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since June 2023 and has had contact with the property owner and they are asking for more time. The property owner was not present.

No public comment.

Member Vavrlick moved/Member Kelly seconded to table the violations regarding 389 Berry Creek Place, (Tract 201 Block 009 Lot 029) and bring back to the November COA meeting if not in compliance. Motion carried 3-0.

- G.11 Review, discussion, and possible action regarding **COA R&R: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **377 Buffside Court, (Tract 201 Block 004 Lot 036) 1.420 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since June 2021. Last contact with the property owner was September 2023. The property owner was not present.

No public comment.

Member Kelly moved/Member Vavrlick seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 377 Buffside Court, (Tract 201 Block 004 Lot 036). Motion carried 3-0.

- G.12 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** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **364 Royal Oak Circle, (Tract 402 Block 003 Lot 020) 1.200 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since June 2023 and has had no contact from the property owner. The property owner was not present.

No public comment.

Member Kelly moved/Member Vavrlick seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 364 Royal Oak Circle, (Tract 402 Block 003 Lot 020). Motion carried 3-0.

- G.13 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 **357 Bluecrest Drive, (Tract 102 Block 006 Lot 006) 1.250 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since December 2021. The property has made improvements but still needs more clean up.

Property owner, Brittney Plaisted, said that the concrete pavers and rabbit cages will be gone by this weekend.

No public comment.

Member Kelly moved/Member Bawcom seconded to table the violations at 357 Bluecrest Drive, (Tract 102 Block 006 Lot 006) and bring back to the November COA meeting if not in compliance. Motion carried 3-0.

- G.14 Review, discussion, and possible action regarding **COA R&R: 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 **301 Burns Drive, (Tract 202 Block 015 Lot 007) 1.070 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since June 2023 and has had no contact with the property owner. The property owner was not present.

No public comment.

Member Kelly moved/Member Vavrck to refer to the SCA Board of Directors to take legal action and uphold all fines at 301 Burns Drive, (Tract 202 Block 015 Lot 007). Motion carried 3-0.

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. She stated that we do have properties that are up for sale.

I. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the September 11,2023 Regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member Vavrck moved/Member Kelly seconded to approve the minutes from the September 11,2023 Regular Meeting. Motion carried 3-0.

J. REPORTS

J.1 Approval of the Committee of Architecture Revenue Report for September 2023.

FOR POSSIBLE ACTION

J.2 Approval of the Committee of Architecture Occupancy Report for September 2023.

FOR POSSIBLE ACTION

J.3 Approval of the Committee of Architecture Violation Report for September 2023.

FOR POSSIBLE ACTION

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

No public comment was received.

Member Vavrck moved/Member Bawcom seconded to accept the reports in the binder for September 2023. Motion carried 3-0.

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

L. NEXT REGULAR MEETING

The next regular meeting of the Committee of Architecture is Scheduled for Monday, November 13, 2023.

FOR POSSIBLE ACTION

M. ADJOURN MEETING

Member Vavrck adjourned the meeting at 7:45 p.m.

FOR POSSIBLE ACTION