



# **SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES**

Spring Creek Association (“SCA”) Committee of Architecture  
Monday, February 12, 2024, 5:30 PM, PST  
Fairway Community Center Meeting Room  
401 Fairway Blvd, Spring Creek, Nevada

**PRESENT:** Kevin Martindale – Chair, Nick Czegledi, Elex Vavrck, Donna Stokes

**ABSENT:** Bonnie Bawcom

**STAFF PRESENT:** President Jessie Bahr – on the phone, Secretary/Treasurer Kristine Austin-Preston, COA Secretary Cheri Duncan

**CORPORATE ATTORNEY:** Katie McConnell on the phone

**CALL TO ORDER:** Chair Martindale 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**

No public comment was received.

**E. UNFINISHED BUSINESS**

- E.1 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 **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 last contact with the property owner was October 2023. The property owner was not present.

No Public Comment

Member Czegledi moved/Member Vavrick seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 394 Dove Creek Place, (Tract 201 Block 003 Lot 044). Motion carried 4-0.

**F. NEW BUSINESS**

F.1 ORGANIZATION OF COMMITTEE

- a. Discussion and consideration of the organization of the Committee of Architecture, Nominations, and consideration of appointment for 2024 COA Chair and COA Vice-Chair.

**FOR POSSIBLE ACTION**

Chair Martindale opened the floor for nominations. Member Czegledi nominated Member Kevin Martindale as chair, Member Vavrick seconded. No further nominations were made. Nominations were closed. A vote was called for Member Kevin Martindale to be Chair. Vote to approve Member Kevin Martindale passed: 4-0

Chair Martindale opened the floor for nominations for Vice Chair. Member Vavrick nominated Nick Czegledi as Vice Chair, seconded by Chair Martindale. Chair Martindale called for any other nominations; none were presented. Nominations were closed. Vote to approve Nick Czegledi as Vice Chairperson carried 4-0.

- b. Receipt and discussion regarding the Committee of Architecture Member Policies and Procedures Manual.

**FOR POSSIBLE ACTION**

General discussion regarding making changes to the COA Policies and Procedures Manual.

No action taken, this item will be brought back for changes at the March 11, 2024, Meeting.

- F.2 Review, discussion, and possible action to approve a Home Occupation permit for **Colleen's Cakes & Cupcakes** type of business: **Bakery: at 380 Spring Creek Parkway, (Tract 106C Block 001 Lot 033) 1.030 acres. FOR POSSIBLE ACTION**

The property owner is requesting approval for a Home Occupation permit for a bakery. The property owner was not present.

No Public Comment

Member Vavrick moved/Member Stokes seconded to approve the Home Occupation Permit for a bakery at 380 Spring Creek Parkway, (Tract 106C Block 001 Lot 033). Motion carried 4-0.

- F.3 Review, discussion, and possible action to approve a variance for the house peak to be at 32' 8" instead of 30 feet at **711 Alpine Drive, (Tract 401 Block 011 Lot 012) 2.110 acres. FOR POSSIBLE ACTION**

Secretary Duncan stated that property owner is requesting a variance for the house peak to be at 32' 8" instead of 30 ft.

The property owner, Debra Fullmer, said she is building an A-Frame home, she has contracted Billat Construction to build the home and did not realize there was a 30 Ft Peak restriction.

The contractor, Steve Billat, said he looked at ways of bringing the peak down to 30 feet but it would change the integrity of the home. The stairs would not work with the loft at 30 ft.

Public Comment:

Melanie Dennison, a neighbor, said they have no problem with the higher peak.

Member Czegledi moved/Member Vavrick seconded to approve the variance for the house peak to be at 32' 8" instead of 30 feet at 711 Alpine Drive, (Tract 401 Block 011 Lot 012). Motion carried 4-0.

- F.4 Discussion and consideration to approve the second reading of Committee of Architecture Rules and Regulations #38 entitled: **VEHICLES AS YARD ART**. This is a new rule defining specific rules relating to disabled motor vehicles used as yard art. **FOR POSSIBLE ACTION**

Secretary Duncan stated that we are requesting consideration to approve the second reading of proposed New Rule # 38 Vehicles as Yard Art. Chair Martindale read proposed rule #38 into the record.

No Public Comment

Chair Martindale moved/Member Czegledi seconded to approve the second reading of proposed New Rule #38 Vehicles as Yard Art. Motion carried 4-0.

- F.5 Review, discussion, and possible action to approve the first reading of the revised Committee of Architecture Rules and Regulations #16 entitled: **Fencing and Walls.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated that we are requesting consideration to approve the first reading of the proposed revised Fences and Walls rule #16 to increase the maximum height from 6 foot to 8 foot.

Discussion regarding the county fence rule only allowing 6 feet so SCA cannot have a rule allowing higher than the county. The reason behind wanting to change the rule is to help keep the deer out as we are currently working with NDOW on a deer management plan. Handling with a variance on a case-by-case basis would be the likely solution rather than changing the rule.

No Public Comment

No Action taken on this item.

## G. VIOLATIONS

- G.1 Review, discussion, and possible action regarding **COA R&R's Inoperative, Unregistered, Unlicensed Vehicles, COA R&R's Travel Trailers, Motorhomes, COA R&R's Nuisance** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **438 Spring Valley Parkway, (Tract 202 Block 031 Lot 005) 1.070 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since May 2021, and last contact with the property owner was January 2024.

The property owner, Ivan Espinoza, called in and said the trailer is being remodeled and no one is living in it. There are still a few vehicles that are not visible but covered. He uses the motorcycle to run errands. They are trying to cut use to a minimum but, it was their main source of transportation. He agreed to keep the noise down and not operate loud vehicles after 8 pm. He feels like the other violations need to be started over as they were closed out earlier this year.

Public Comment:

Amy McCoy said the constant revving of engines at all hours of the night is disrespectful to the neighbors. They had to call dispatch due to the revving never stopping. The revving continues for 30 minutes without stopping and is not acceptable. She agreed to let the property owner remedy this situation before moving forward.

Violations will be started over, and a plan of abatement for the nuisance put into place. We will elevate if the nuisance continues.

No action taken on this item.

- G.2 Review, discussion, and possible action regarding **COA R&R's Inoperative, Unregistered, Unlicensed Vehicles, 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 **514 Parkridge Parkway, (Tract 401 Block 008 Lot 008)**  
**2.270 acres.** **FOR POSSIBLE ACTION**

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

No public comment

Member Czegledi moved/Member Stokes seconded to refer to the SCA Board of Directors to take legal action at 514 Parkridge Parkway, (Tract 401 Block 008 Lot 008). Motion carried 4-0.

- 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 **742 Hayland Drive, (Tract 202 Block 010 Lot 067) 1.070 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property has been in violation since May 2023 and last contact with the property owner was August 2023. The property owner was not present.

No public comment

Member Stokes moved/Member Vavrick seconded to refer to the SCA Board of Directors to take legal action at 742 Hayland Drive, (Tract 202 Block 010 Lot 067). Motion carried 4-0.

## 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.

## I. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the January 8,2024 Regular meeting.

**FOR POSSIBLE ACTION**

No public comment was received.

Member Czegledi moved/Member Vavrick seconded to approve the minutes from the January 8,2024 Regular Meeting with corrections. Motion carried 4-0.

## J. REPORTS

J.1 Approval of the Committee of Architecture Revenue Report for January 2024.

**FOR POSSIBLE ACTION**

J.2 Approval of the Committee of Architecture Occupancy Report for January 2024.

**FOR POSSIBLE ACTION**

J.3 Approval of the Committee of Architecture Violation Report for January 2024.

**FOR POSSIBLE ACTION**

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

No public comment was received.

Member Czeglédi moved/Member Vavrík seconded to accept the reports in the binder for January 2024. Motion carried 4-0.

**K. PUBLIC COMMENT**

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***NON-ACTION ITEM***

No public comment was received.

**L. NEXT REGULAR MEETING**

The next regular meeting of the Committee of Architecture is Scheduled for Monday, March 11, 2024.

***FOR POSSIBLE ACTION***

**M. ADJOURN MEETING**

Chair Martindale adjourned the meeting at 7:21 p.m.

***FOR POSSIBLE ACTION***