



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Committee of Architecture
Monday, April 8, 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 – on the phone, COA Secretary Cheri Duncan

CORPORATE ATTORNEY: Katie McConnell

CALL TO ORDER: Chair Martindale called the meeting to order in person and telephonically at 5:40 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

Nick Czegledi stated while driving by the marina he noticed a big brown conex and wanted to know who authorized it, the COA should have authorized it and didn't. Why are the rules not being enforced. He thinks they should build a shed that matches the current shed to store equipment. The marina has really become a nice place and he doesn't want to see it degraded.

E. UNFINISHED BUSINESS

- E.1 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 the property has been in violation since July 2021, and last contact with the property owner was October 2023. The property owner was not present.

No Public Comment

Member Czegledi moved/Member Vavrck seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 279 Springfield Parkway (Tract 305 Block 004 Lot 001). Motion carried 4-0.

- E.2 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 **290 Flora Drive, (Tract 106B Block 002 Lot 007) 1.000 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since August 2023, and last contact with the property owner was April 2024, he emailed his plan of correction with needed timeframe and is asking for more time to complete. The property owner was not present.

No Public Comment

Member Vavrck moved/Member Czegledi seconded to table violations at **290 Flora Drive, (Tract 106B Block 002 Lot 007)** and bring back to the July COA meeting if not in compliance. Motion carried 4-0.

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a Livestock Permit for four (4) cows at **108 Flowing Wells Drive, (Tract 301 Block 007 Lot 025) 6.040 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property owner is requesting approval for a livestock permit for (4) cows. The Property owner was not present.

No Public Comment

Member Stokes moved/Member Czegledi seconded to approve a Livestock Permit for four (4) cows at **108 Flowing Wells Drive, (Tract 301 Block 007 Lot 025)**.

- F.2 Review, discussion, and possible action to approve a Livestock Permit for one (1) pig at **870 Alpine Drive, (Tract 403 Block 025 Lot 027) 1.030 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated the property owner is requesting approval for a Livestock permit for one (1) pig. The property owner was not present.

No Public Comment

Member Vavrlick moved/Member Stokes seconded to approve a Livestock Permit for one (1) pig at **870 Alpine Drive, (Tract 403 Block 025 Lot 027)**. Motion carried 4-0.

- F.3 Review, discussion, and possible action to approve a Livestock Permit for one (2) sheep at **517 Pine Knot Drive, (Tract 202 Block 018 Lot 076) 1.330 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated the property owner is requesting approval for a Livestock permit for one (2) sheep.

Property owner, Jesse Cleland, said that they are wanting to get a couple sheep for their kids for a FFA/4H project.

No Public Comment:

Member Czegledi moved/Member Vavrlick seconded to approve a Livestock Permit for one (2) sheep at **517 Pine Knot Drive, (Tract 202 Block 018 Lot 076)**. Motion carried 4-0.

- F.4 Review, discussion, and possible action to approve a Home Occupation permit for **Ruby Mountain Homestead Treats** type of business: Bakery: at **432 Flora Drive, (Tract 106B Block 002 Lot 034) 1.000 acres.** ***FOR POSSIBLE ACTION***

Secretary Duncan stated the property owner is requesting approval a Home Occupation Permit

Property owner, Cali Trees, she would like to have porch pickup weekly by appointment only. She lives on the golf course and would also like to set up a cart on the back of the property to sell items to golfers on occasion.

Attorney McConnell stated that cottage rules are different from SCA Rules. A cart out front would be ok but, on the golf course would be more retail and SCA Rules do not allow that.

No Public Comment

Member Czegledi moved/Member Vavrick seconded to approve the Home Occupation Permit at **432 Flora Drive, (Tract 106B Block 002 Lot 034)** with conditions that a retail stand cannot be used on golf course. Motion carried 4-0.

- F.5 Review, discussion, and possible action to approve a Home Occupation permit for **Wandering Moose RV Services, LLC** type of business: **Mobile RV Service**: at **836 Alpine Drive, (Tract 403 Block 025 Lot 037) 1.030 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that the property owner is requesting approval for a Home Occupation Permit. The property owner was not present.

The property owner sent a letter which was read into the meeting. This letter will become a part of the permanent record.

No Public Comment

Chair Martindale moved/Member Vavrick seconded to approve a Home Occupation permit at **836 Alpine Drive, (Tract 403 Block 025 Lot 037).** Motion carried 4-0.

- F.6 Review, discussion, and possible action to approve a variance for the shop to be placed on front left side of house at **756 Palace Parkway, (Tract 403 Block 020 Lot 014) 2.200 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that the property owner is requesting a variance for the shop to be placed on front left side of house.

Property Owner, Travis Terras, said he's looking to purchase a shop from Roper. They have limited space in the back yard, and it will not block any views.

No Public Comment

Chair Martindale moved and Member Czegledi seconded to approve the variance for a shop at **756 Palace Parkway, (Tract 403 Block 020 Lot 014).** Motion carried 4-0.

- F.7 Review, discussion, and consideration to approve a Commercial Sign Permit for **Cross-Eyed Goat Bar & Grill** type of business: **BAR**: located at **358 Spring Valley Parkway, (Tract 201 Block 006 Lot 003) 0.610 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that the property owner is requesting approval for a Commercial Sign Permit. Property owner was not present.

No Public Comment

Member Czegledi moved and Member Vavrick seconded to approve the Commercial Sign Permit at **358 Spring Valley Parkway, (Tract 201 Block 006 Lot 003).** Motion carried 4-0.

- F.8 Review, discussion, and consideration to approve a Conditional Use Permit for storage container/shed and recreational facilities: located at **Spring Creek Marina Facilities, (Tract 101 Block 010 Lot 001) 75.880 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that the property owner is requesting approval for a Conditional Use Permit for two (2) storage containers and a shed at the Marina.

Attorney Katie McConnell stated that when the BOD entertained a business plan from the Boardwalk for putting in a waterpark at the marina there was an issue with storage for their supplies. The goal is to keep the equipment safe from vandals, the shed that is currently there will be used to run a snack shack to sale pre-packaged items. They are planning on painting the conex to be aesthetically pleasing and blend into the marina. This seems to be the temporary solution for the season to secure the equipment needed without investing a lot of money. Conex containers are permissible per the COA rules. The Marina is zoned for open space which is for amusement parks, parks and common recreation facilities and the conditional use permit would allow for all necessary buildings for the activity. She stated this was the COA's opportunity to approve the conditional use permit and add specific conditions to paint the conex to match marina landscape and re-evaluate next season.

General discussion regarding zoning at the marina. Neighbors were notified and we did not receive any negative feedback.

No Public Comment

Chair Martindale moved and Member Vavrck seconded to approve Conditional Use Permit for storage container/shed and recreational facilities: located at **Spring Creek Marina Facilities, (Tract 101 Block 010 Lot 001)** with conditions that tit will be on a temporary basis and evaluated in 1 year, that it is painting to be aesthetically pleasing to match the Marina area and subject to approval by President Jessie Bahr. Motion failed 2-2 (Members Czegledi and Stokes against).

G. 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.

H. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the March 11, 2024 Regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member Czegledi moved/Member Stokes seconded to approve the minutes from the March 11, 2024 Regular Meeting. Motion carried 4-0.

I. REPORTS

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

J.3 Approval of the Committee of Architecture Violation Report for March 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 March 2024. Motion carried 4-0.

J. PUBLIC COMMENT

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NON-ACTION ITEM

No public comment was received.

K. NEXT REGULAR MEETING

The next regular meeting of the Committee of Architecture is Scheduled for Monday, May 13, 2024.

FOR POSSIBLE ACTION

L. ADJOURN MEETING

Chair Martindale adjourned the meeting at 7:10 p.m.

FOR POSSIBLE ACTION