



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Committee of Architecture
Monday, May 13, 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, Alan Kimbrell

ABSENT:

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

CORPORATE ATTORNEY: Katie McConnell

CALL TO ORDER: Chair Martindale called the meeting to order in person and telephonically at 5:32 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

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a Home Occupation permit for **Kim's Kreations** type of business: Bakery: at **459 Brent Drive, (Tract 202 Block 018 Lot 051) 1.440 acres.** **FOR POSSIBLE ACTION**

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

No Public Comment

Member Vavruck moved/Member Kimbrell seconded to approve a Home Occupation permit for Kim's Kreations at 459 Brent Drive, (Tract 202 Block 018 Lot 051). Motion carried 5-0.

- F.2 Review, discussion, and possible action to approve a Home Occupation permit for **Haven at Home, LLC** type of business: Home Care: at **487 Lynx Drive, (Tract 202 Block 018 Lot 055) 1.660 acres.** **FOR POSSIBLE ACTION**

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

The Property Owner, Amanda Bailie said it is a non-medical Home Care Company. They provide companionship, daycare and help for people recovering from surgery at the patient's home.

No Public Comment

Member Czegledi moved/Member Kimbrell seconded to approve a Home Occupation permit for Haven at Home, LLC at 487 Lynx Drive, (Tract 202 Block 018 Lot 055). Motion carried 5-0.

- F.3 Review, discussion, and possible action to approve a Livestock Permit for one (1) goat at **177 Charlwood Lane, (Tract 101 Block 008 Lot 045) 1.830 acres.** **FOR POSSIBLE ACTION**

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

No Public Comment

Member Czegledi moved/Member Stokes seconded to approve a Livestock Permit for one (1) additional goat at 177 Charlwood Lane, (Tract 101 Block 008 Lot 045). Motion carried 5-0.

- F.4 Review, discussion, and possible action to approve a variance for the peak of the shop to be at 22' 10 3/8" instead of 20' at **496 Brent Drive, (Tract 202 Block 020 Lot 004) 1.100 acres.** **FOR POSSIBLE ACTION**

Removed from agenda and no action taken.

No Public Comment

- F.5 Review, discussion, and possible action to approve a variance for the peak of the shop to be at 23' 7/8" instead of 20' at **480 Heather Drive, (Tract 107 Block 002 Lot 002) 2.080 acres.** **FOR POSSIBLE ACTION**

Removed from agenda and no action taken.

No Public Comment

- F.6 Review, discussion, and possible action to approve a variance for the fence to be at 7 1/2' instead of 6' and have barbed wire on the top at **317 Scrub Oak Drive, (Tract 402 Block 001 Lot 061) 2.780 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property owner is requesting approval for a variance for the fence to be at 7 1/2' instead of 6' and have barbed wire on the top. The property owner was not present.

Attorney Katie McConnell stated that this is a state regulation and is required around the water towers.

No Public Comment

Chair Martindale moved/Member Czegledi seconded to approve a variance for the fence to be at 7 1/2' instead of 6' and have barbed wire on the top at 317 Scrub Oak Drive, (Tract 402 Block 001 Lot 061). Motion carried 5-0.

G. Violations

- G.1 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **325 Oakmont Drive, (Tract 402 Block 002 Lot 007) 1.060 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan asked to send back to the COA to start over with new violations.

No Public Comment

Member Czegledi moved/Member Vavruck seconded to dismiss and send back to COA to start new violations at 325 Oakmont Drive, (Tract 402 Block 002 Lot 007). Motion carried 5-0.

- G.2 Review, discussion, and possible action regarding **COA R&R's Nuisance** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines

regarding **327 Spring Creek Pkwy, (Tract 102 Block 012 Lot 021) .560 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated that the property has a nuisance complaint from April 2024.

The complainant, Greg Michaelson, said that the downstairs neighbor has two small dogs that bark constantly when the owner is not home. He spoke with the property owner, and nothing has been done.

Property owner, Donald Woo, said his sister lives in the apartment and he approved of the dogs being there. He confronted the upstairs neighbor regarding lots of noise coming from upstairs and he immediately started complaining about the barking. Shock collars are not suggested by the vet due to the size of the dogs. They have tried a bigger kennel, moving the kennels to different areas of the apartment, calming diffusers, fans and white noise machines.

Attorney Katie McConnell stated this is within a building vs. property to property. This is a civil dispute which the COA has no jurisdiction over.

No Public Comment:

Member Czegledi moved/Member Vavruck seconded to dismiss the violations at 327 Spring Creek Pkwy, (Tract 102 Block 012 Lot 021). Motion carried 5-0.

- G.3 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 **331 Oakmont Drive, (Tract 402 Block 002 Lot 009) 1.500 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated that this property has been in violation since February 2024, and the last contact with the property owner was May 2024. The property owner was not present.

No Public Comment

Member Czegledi moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 331 Oakmont Drive, (Tract 402 Block 002 Lot 009). Motion carried 5-0.

- G.4 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 **361 Oakmont Drive, (Tract 402 Block 002 Lot 014) 1.030 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated that this property has been in violation since February 2024, and last contact with property owner was May 2024.

Property owner, Robert Soderstrom, said that the property is cleaned up.

No Public Comment

Member Czegledi moved/Member Stokes seconded to have staff review and dismiss if violations completed at 361 Oakmont Drive, (Tract 402 Block 002 Lot 014). Motion carried 5-0.

- G.5 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **730 Hayland Drive, (Tract 202 Block 010 Lot 061) 1.030 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that this property has been in violation since February 2024, and staff has had no contact with the property owner. The property owner was not present.

No Public Comment

Member Kimbrell moved/Member Czegledi seconded to refer to the SCA Board of Directors to take legal action at 730 Hayland Drive, (Tract 202 Block 010 Lot 061). Motion carried 5-0.

- G.6 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's: 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 **734 Hayland Drive, (Tract 202 Block 010 Lot 063) 1.030 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that this property has been in violation since February 2024, and staff has had no contact with the property owner. The property owner was not present.

No Public Comment

Member Vavrck moved/Member Stokes seconded to refer to the SCA Board of Directors to take legal action at 734 Hayland Drive, (Tract 202 Block 010 Lot 063). Motion carried 5-0.

- G.7 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's: Exterior Condition of Structures, 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 **764 Thorpe Drive, (Tract 403 Block 019 Lot 006) 1.000 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that this property has been in violation since February 2024. Staff have had recent contact with the property owner and they said it was almost done. The property owner was not present.

No Public Comment

Member Czegledi moved/Member Vavrck seconded to table the violations at 764 Thorpe Drive, (Tract 403 Block 019 Lot 006), for staff to review prior to June 24, 2024, and bring back to July COA in not in compliance. Motion carried 5-0.

- 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** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **915 Willow Creek Lane, (Tract 402 Block 010 Lot 071) 2.030 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated that this property has been in violation since February 2024, and staff has had no contact with the property owner. The property owner was not present.

No Public Comment

Member Kimbrell moved/Member Vavrick seconded to refer to the SCA Board of Directors to take legal action at 915 Willow Creek Lane, (Tract 402 Block 010 Lot 071). 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**

Attorney McConnell provided a verbal update on the properties currently in legal status.

I. REVIEW AND APPROVAL OF MINUTES

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

FOR POSSIBLE ACTION

No public comment was received.

Member Czegledi moved/Chair Martindale seconded to approve the minutes from the April 8, 2024, Regular Meeting. Motion carried 4-0-1, Member Kimbrell abstained.

J. REPORTS

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

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

No public comment was received.

Member Czegledi moved/Member Vavrick seconded to accept the reports in the binder for April 2024. Motion carried 5-0.

K. PUBLIC COMMENT

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No public comment was received.

L. NEXT REGULAR MEETING

The next regular meeting of the Committee of Architecture is Scheduled for Monday, June 10, 2024.

FOR POSSIBLE ACTION

M. ADJOURN MEETING

Chair Martindale adjourned the meeting at 6:41 p.m.

FOR POSSIBLE ACTION