



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Committee of Architecture
Monday, August 14, 2023, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

The meeting was held telephonically through Zoom.com due to the COVID-19 Pandemic

PRESENT: Kevin Martindale – Chair, Nick Czegledi, Bonnie Bawcom, Elex Vavrick

ABSENT: Kenny Kelly

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 5:30 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 **SCA DOR's: Unsightly: Storage of Tools and Trash, 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 the property has been in violation since August 2021. The property was reviewed 8/11/2023 and conex is gone and property is cleaned up. The property owner requested more time to paint.

No public comment

Member Czegledi moved/Chair Martindale seconded to table the violations and have staff review on or before September 30, 2023 and come back to the October meeting if not in compliance at 319 Greencrest Drive (Tract 101A Block 001 Lot 053) 4.400 acres. 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 **128 Birchwood Drive (Tract 101 Block 002 Lot 002) 1.850 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since September 2021 and has had no contact since June 2023. The Inoperative violation was dismissed, but the shed has not been resolved.

No public comment

Chair Martindale moved/Member Bawcom seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 128 Birchwood Drive (Tract 101 Block 002 Lot 002) 1.850 acres. Motion carried 4-0.

- E.3 Review, discussion, and consideration to approve a Home Occupation Permit for **Eden Tree Nursery** type of business: **TREE NURSERY**: located at **855 White Oak Drive., (Tract 402 Block 003 Lot 012) 1.450 acres.**

FOR POSSIBLE ACTION

The property owner is requesting a Home Occupation permit for a tree nursery and said there will be a fence around the business and pots will be in the ground so it would not look like a commercial business. He would also be using removable flags.

No public comment

Attorney McConnel commented that his appears to be a commercial business rather than a home occupation. Home occupations are incidental to the property in the home

or auxiliary structure and do not cause additional traffic. She suggested applying for a Conditional Use Permit of a greenhouse. There could be conditions imposed such as no big flags and limiting the number of people coming and going.

There was a general discussion and they also suggested applying for a Conditional Use Permit.

Member Czegledi moved/Member Bawcom seconded to deny the Home Occupation Permit for Eden Tree Nursery at 855 White Oak Drive (Tract 402 Block 003 Lot 012) 1.450 acres. Motion carried 4-0.

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a variance for moving setback from 50' to 34' for existing house at **477 Foxridge Drive (Tract 401, Block 006, Lot 014) 3.840 acres.** **FOR POSSIBLE ACTION**

The property owner, Ray Connelly, is requesting a variance for moving the front setback from 50' to 34' for an existing house. Connelly said the house was purchased at a foreclosure sale and his plan is to finish the home.

No Public Comment

Member Vavrck moved/Member Czegledi seconded to approve the variance for moving setback from 50' to 34' for existing house at 477 Foxridge Drive (Tract 401, Block 006, Lot 014) 3.840 acres. Motion carried 4-0.

- F.2 Review, discussion, and consideration to approve a Commercial Sign Permit for **Mud Busters**, type of business: **CAR WASH**: located at **261 Spring Creek Parkway (Tract 102 Block 010 Lot 029) .5290 acres.** **FOR POSSIBLE ACTION**

The property owner is applying for a commercial sign permit for Mud Busters car wash. The property owner was not present.

No Public Comment:

Member Czegledi moved/Member Vavrck seconded to approve the Commercial Sign Permit for Mud Busters located at 261 Spring Creek Parkway (Tract 102 Block 010 Lot 029) .5290 acres. Motion carried 4-0.

- F.3 Review, discussion, and consideration to approve a Home Occupation Permit for **Twin Spirits Enchanted Club House** type of business: **SOUVENIR/NOVELTY SHOP** located at **623 Shadybrook Drive (Tract 304 Block 011 Lot 003) 4.150 acres.** **FOR POSSIBLE ACTION**

The property owner is requesting a Home Occupation permit for a souvenir/novelty shop. Property Owner was present via phone and said she would be open one day a month and by appointment only to keep down the traffic. The property owner also requested to change the name to Twin Spirits.

No public comment.

Attorney McConnell asked if it would be a retail location and with limitations it should be ok.

Member Bawcom moved/Member Vavrick seconded to approve the Home Occupation Permit for Twin Spirits Enchanted Club House at 623 Shadybrook Drive (Tract 304 Block 011 Lot 003) 4.150 acres.

Member Bawcom moved/Member Vavrick seconded to amend the motion to approve the Home Occupation for Twin Spirits at 623 Shadybrook Drive (Tract 304 Block 011 Lot 003). Motion carried (4-0)

F.4 Discussion and consideration to approve the second reading of Committee of Architecture Rules and Regulations #37 entitled: DEER RULE. This is a new rule defining specific rules relating to Intentional feeding of big game animals within the Spring Creek Association boundaries. FOR POSSIBLE ACTION

Thee first reading of the Deer Rule was passed at the previous meeting. No changes have been made to the proposed rule.

No public comment.

Member Czegledi moved/Member Bawcom seconded to approve the second reading of Committee of Architecture Rules and Regulations #37 entitled: DEER RULE. Motion carried 4-0.

F.5 Review, discussion, and possible action to consider revising the Committee of Architecture Rules and Regulation #30: Commercial Business Permit. FOR POSSIBLE ACTION

Secretary/Treasurer Austin-Preston & Attorney McConnell provided comment that the permit should be changed so that commercial businesses do not need to come before the COA for approval. The zoning rules provide clarification on what types of businesses can be on a specific parcel.

No public comment.

Chair Martindale moved/Member Czegledi seconded to approve bringing back the revision of the Committee of Architecture Rules and Regulation #30: Commercial Business Permit and bring back to September COA meeting for the first reading. Motion carried 4-0.

F.6 Review, discussion, and possible action to consider revising the Committee of Architecture Rules and Regulation #16: Fencing and Walls. FOR POSSIBLE ACTION

A new rule is proposed that includes language from previous fence/wall rules. There was general discussion that there needed to be more emphasis on using traditional fencing materials subject to the discretion of the COA.

No public comment.

Discussion to bring back in September for 1st reading with recommended changes.

Member Czegledi moved/Member Bawcom seconded to bring back the Committee of Architecture Rules and Regulation #16: Fencing and Walls to September COA meeting for the first reading. Motion carried 4-0.

G. VIOLATIONS

- G.1 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 **668 Hayland Drive (Tract 202 Block 010 Lot 051) 1.030 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since February 2020. The property owner was not present but sent an email and requested to have until the end of September to paint the house.

No public comment.

Member Czegledi moved/Chair Martindale seconded to table the violations at 668 Hayland Drive (Tract 202 Block 010 Lot 051) until September 30, 2023 and come back to the October COA meeting if not in compliance. Motion carried 4-0.

- G.2 Review, discussion, and possible action regarding **COA R&R: Fences & Walls, 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 **905 Bowie Way (Tract 403 Block 003 Lot 016) 1.780 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since August 2021. The property owner was not present but send an email to request more time.

No public comment

Member Czegledi moved/Member Bawcom seconded to table violations at 905 Bowie Way (Tract 403 Block 003 Lot 016) until September 30, 2023 and come back to the October COA meeting if not in compliance. Motion carried 4-0.

- G.3 Review, discussion, and possible action regarding **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 **418 Westcliff Drive (Tract 201 Block 008 Lot 027) 1.190 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since June 2022 and has had no contact since May 2023. The property owner was not present.

No public comment.

Member Bawcom moved/Member Czegledi seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 418 Westcliff Drive (Tract 201 Block 008 Lot 027). Motion carried 4-0.

- G.4 Review, discussion, and possible action regarding **COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, COA R&R: Fences & Walls** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **522 Brent Drive (Tract 202 Block 020 Lot 008) 1.350 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since June 2021 and has had no contact since January 2022. The property owner was not present.

No public comment.

Chair Martindale moved/Member Vavrick seconded to refer to the SCA Board of Directors to take legal action and uphold all fines regarding 522 Brent Drive (Tract 202 Block 020 Lot 008). Motion carried 4-0.

- G.5 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 **682 Spring Valley Parkway (Tract 202 Block 009 Lot 065) 1.030 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since May 2019. The property owner called on 8/11/2023 and requested additional time. 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 682 Spring Valley Parkway (Tract 202 Block 009 Lot 065). Motion carried 4-0.

- G.6 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 **475 Brent Drive (Tract 202 Block 018 Lot 053) 1.170 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since March 2021. Property owner emailed pictures and the painting is almost done, so they are asking for more time. Property owner was not present.

No public comment.

Member Czegledi moved/Member Bawcom seconded to table the violations at 475 Brent Drive (Tract 202 Block 018 Lot 053) until August 30, 2023 and come back to the September COA meeting if not in compliance. Motion carried 4-0.

- G.7 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 **548 Diamondback Drive (Tract 301 Block 003 Lot 008) 4.020 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since July 2021 and has had no contact since June 2023. The property owner was not present.

No public comment.

Member Bawcom moved/Chair Czegledi seconded to refer to the SCA Board of Directors to take legal action and uphold all fines regarding 548 Diamondback Drive (Tract 301 Block 003 Lot 008). Motion carried 4-0.

- G.8 Review, discussion, and possible action regarding **SCA DOR's: Storage of Materials** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **369 Buffside Court (Tract 201 Block 004 Lot 035) 1.250 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since June 2021 and has had no contact since June 2022. The property owner was not present.

No public comment.

Chair Martindale moved/Member Vavrck seconded to refer to the SCA Board of Directors to take legal action and uphold all fines regarding 369 Buffside Court (Tract 201 Block 004 Lot 035). Motion carried 4-0.

- G.9 Review, discussion, and possible action regarding **COA R&R's Inoperative, Unregistered, Unlicensed Vehicles, 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 **261 Edgebrook Drive (Tract 106B Block 005 Lot 021) 1.010 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property has been in violation since July 2020 and there has been no contact from the property owner. The property owner was not present.

No public comment.

Member Vavrck moved/Member Bawcom seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 261 Edgebrook Drive (Tract 106B Block 005 Lot 021). Motion carried 4-0.

- G.10 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 **843 White Oak Drive (Tract 402 Block 003 Lot 011) 1.010 acres.**
FOR POSSIBLE ACTION

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

No public comment.

Member Czegledi moved/Chair Martindale seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 843 White Oak Drive (Tract 402 Block 003 Lot 011). Motion carried 4-0.

- G.11 Review, discussion, and possible action regarding **SCA DOR's: 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 **418 Brent Drive (Tract 202 Block 029 Lot 033) 1.200 acres.**
FOR POSSIBLE ACTION

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

No public comment.

Member Bawcom moved/Member Czegledi seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 418 Brent Drive (Tract 202 Block 029 Lot 033). Motion carried 4-0.

- G.12 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 **944 Fairlawn Drive (Tract 109 Block 005 Lot 002) 4.230 acres.** **FOR POSSIBLE ACTION**

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

No public comment.

Attorney Katie McConnel stated they are currently in legal on the assessment side.

Member Vavrick moved/Member Czegledi seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at regarding 944 Fairlawn Drive (Tract 109 Block 005 Lot 002). Motion carried 4-0.

- G.13 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 **274 Springfield Parkway (Tract 304 Block 011 Lot 013) 4.340 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since July 2021 and there has been no contact since October 2021.

The property owner was present via phone and stated he will be removing the truck from the property, but he was unsure what else he needed to clean up. He will come into the office and pick up pictures on the violations.

No public comment.

Attorney McConnell stated that there are still very visible violations and advised him to cover or move vehicle and clean up the property.

Member Vavrick moved/Member Czegledi seconded to table the violations at 274 Springfield Parkway (Tract 304 Block 011 Lot 013) until September 30, 2023 and come back to the October COA meeting if not in compliance. 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 July 10,2023 Regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member Bawcom moved/Member Czegledi seconded to approve the minutes from the July 10,2023 Regular Meeting. Motion carried 3-0-1, Member Vavrck abstained.

J. REPORTS

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

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

No public comment was received.

Member Czegledi moved/Member Vavrck seconded to accept the reports in the binder for July 2023. Motion carried 4-0.

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, September 11,2023.

FOR POSSIBLE ACTION

M. ADJOURN MEETING

Chair Martindale adjourned the meeting at 7:24 p.m.

FOR POSSIBLE ACTION