



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Committee of Architecture
Wednesday, October 12, 2022, 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, Kelly DiLulo, Kenny Kelly, Bonnie Bawcom

ABSENT: All Present

STAFF PRESENT: Secretary/Treasurer Austin-Preston, COA Secretary Rikki Bundrock

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.

PLEDGE OF ALLEGIANCE

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

Erika Rykovich at 733 Willington Drive (Tract 401, Block 021, Lot 020) requested the Committee of Architecture to consider amending the exterior lighting rules within the Association. She said they are very vague and only specify how high it can be from the ground. She brought examples of lighting rules from other HOA's and said many other HOA rules state that the light must be for a purpose. She requested SCA to look into the International Dark Sky Association website. Chair Martindale/Member Czegledi requested the property owner put together wording that she would like to see included in the rule and bring it to the office with an agenda request.

E. OLD BUSINESS – NONE

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a Commercial Sign Permit at **200 Springfield Parkway, (Tract 304) – 5.300 acres.**

FOR POSSIBLE ACTION

No public comment was received.

Member Kelly moved/Member DiLulo seconded to approve a Commercial Sign Permit at 200 Springfield Parkway, (Tract 304) – 5.300 acres. Motion carried 5-0.

- F.2 Review, discussion, and possible action to approve a Livestock Permit for two (2) goats at **563 Holiday Drive, (Tract 202, Block 037, Lot 008) – 1.140 acres.**

FOR POSSIBLE ACTION

No public comment was received.

Member Czegledi moved/Member Kelly seconded to table the Livestock Permit for two (2) goats at 563 Holiday Drive until the November 14, 2022 COA Meeting. They requested a plot map be submitted. (Tract 202, Block 037, Lot 008) – 1.140 acres. Motion carried 5-0.

- F.3 Review, discussion, and possible action to approve a Livestock Permit for one (1) milk cow and two (2) meat pigs at **822 Aesop Drive, (Tract 403, Block 009, Lot 003) – 4.780 acres.**

FOR POSSIBLE ACTION

Jeffrey Osgood was on the zoom call and requested approval for one (1) milk cow and one (1) milk calf as well as two (2) pigs. He told the committee that he doesn't plan to get the pigs until the spring. Member Kelly expressed concern over approving the pigs before he can show he was secure fencing put up.

Devin Rattazzi was present and spoke expressing his concerns over the smell that would come from the property and requested that the homeowner make sure they keep the manure to a minimum. Jeffrey Osgood explained that they plan to use a deep litter system that is proven to keep the smells to a minimum.

Member DiLulo moved/Member Kelly seconded to approve a livestock permit for one (1) dexter cow and one (1) dexter calf at 822 Aesop Drive, (Tract 403, Block 009, Lot 003) – 4.780 acres. Motion carried 5-0.

- F.4 Review, discussion, and possible action regarding property violation of the COA Rules and Regulations: Nuisance located at **822 Aesop Drive, (Tract 403, Block 009, Lot 003) 4.780 acres.**

FOR POSSIBLE ACTION

Devin Rattazzi was present and spoke about the Great Pyrenees dog being off the property multiple times chasing people on the road as well as chasing after kids walking to the bus stop. He did say he notices that the dog is out more when Mr. Osgood is not at home. Jeffrey Osgood spoke over zoom and said he is trying to keep the dog on the property. He has switched the fencing out to welded wire. He explained that the dog is his mother-in-law's who has dementia.

Chair Martindale moved/Member Bawcom seconded to dismiss the nuisance violation at 822 Aesop Drive (Tract 403, Block 009, Lot 003). Motion carried 5-0.

- F.5 Review, discussion, and consideration to approve a Home Occupation Permit for **RED ROCK COATING AND DESIGNS, LLC** type of business: **Powder Coating** located at **293 Glenvista Drive (Tract 102, Block 015, Lot 014) 4.050 acres.**

FOR POSSIBLE ACTION

Devin Rattazzi (Tract 400) spoke in favor of this home occupation. He mentioned this business could bring a lot to the mining community.

Property Owner Brandi DeMars spoke and explained the process of powder coating. She said everything is done within the shop and there is no external evidence outside the building. As of now they don't have a sign up.

Member Bawcom moved/Member Czegledi seconded to approve a Home Occupation Permit for RED ROCK COATING AND DESIGNS, LLC located at 293 Glenvista Drive (Tract 102, Block 015, Lot 014) 4.050 acres. Motion carried 5-0.

G. VIOLATIONS

- G.1 Review, discussion, and possible action regarding SCA DOR's Storage of Tools and Trash and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **251 Flora Drive, (Tract 102, Block 014, Lot 018) 1.300 acres.**

FOR POSSIBLE ACTION

Secretary Bundrock stated that the property has been in violation since June 2021 and there has been no contact from the property owner since August 2022 when they stated the property would be cleaned up. As of the meeting the violations were still

there.

No public comment was received.

Member DiLulo moved/Member Bawcom seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 251 Flora Drive, (Tract 102, Block 014, Lot 018) 1.300 acres. Motion carried 5-0

- G. 2 Review, discussion, and possible action regarding SCA DOR's Temporary Structures and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **831 Royal Oak Drive, (Tract 402, Block 002, Lot 024) 2.00 acres.**
FOR POSSIBLE ACTION

Secretary Bundrock stated the property has been in violation since March 2022 and there has been no contact from the owner.

No public comment was received.

Member Czegledi moved/Member Kelly seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 831 Royal Oak Drive, (Tract 402, Block 002, Lot 024) 2.00 acres. Motion carried 5-0.

- G.3 Review, discussion, and possible action regarding COA R&R's Exterior Condition of Structures, SCA DOR's Storage of Tools and Trash and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **443 Blue Jay Drive, (Tract 402, Block 010, Lot 030) 1.450 acres.**
FOR POSSIBLE ACTION

Secretary Bundrock stated the property owner could not be present due to work but had emailed requested more time for the shingles. Her email explained that she was working on quotes to get the roof fixed.

No public comment was received.

Member DiLulo moved/Member Czegledi seconded to table the violations until the December 14, 2022 COA Meeting to the give the property owner more time. They requested that the Storage of Tools and Trash violation be completed by then and the property owner obtain quotes for the roof at 443 Blue Jay Drive, (Tract 402, Block 010, Lot 030) 1.450 acres Motion carried 5-0.

- G.4 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, Noxious Weeds, SCA DOR's Storage of Tools and Trash 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 Bundrock stated that the property has been in violation since July 2020 and there has been no contact from the property owner.

No public comment was received.

Member DiLulo moved/Member Kelly 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) 1.010 acres. Motion carried 5-0.

- G.5 Review, discussion, and possible action regarding COA R&R's Inoperative/Unregistered/Unlicensed Vehicles, SCA DOR's Storage of Tools and Trash and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **628 Westby Drive, (Tract 202, Block 012, Lot 026) 1.860 acres.**
FOR POSSIBLE ACTION

Secretary Bundrock stated that the property has been in violation since June 2021 and there has been no contact from the property owner.

No public comment was received.

Member Czegledi/Member DiLulo seconded to close the inoperable vehicle violation and table the Storage of Tools and Trash violation at 424 Westcliff Drive (Tract 202, Block 012, Lot 026) 1.860 acres until the November 14, 2022 COA Meeting to give the property owner more time to finish the cleanup., Motion carried 5-0.

- G.6 Review, discussion, and possible action regarding COA R&R's Inoperative/Unregistered/Unlicensed Vehicles, SCA DOR's Improvement Standards, SCA DOR's Storage of Tools and Trash and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **473 Westcliff Drive, (Tract 201, Block 007, Lot 026) 1.350 acres.**

FOR POSSIBLE ACTION

Secretary Bundrock stated that the property has been in violation since June 2022. Attorney McConnell explained that there were legal issues with this property but that the property was being purchased by an investor who will be cleaning up the property. Staff recommended dismissing the violation and that the COA secretary could monitor and work with the new owners to get the violations resolved.

No public comment was received.

Member Kelly/Member Bawcom seconded to dismiss the violations at 473 Westcliff Drive, (Tract 201, Block 007, Lot 026) 1.350 acres 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 to the Committee.

I. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the September 12, 2022, regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member DiLulo moved/Member Bawcom seconded to approve the minutes from the September 12, 2022, regular meeting with corrections. Motion carried 5-0.

J. REPORTS

- J.1** Approval of the Committee of Architecture Revenue Report for September 2022.
FOR POSSIBLE ACTION
- J.2** Approval of the Committee of Architecture Occupancy Report for September 2022.
FOR POSSIBLE ACTION
- J.3** Approval of the Committee of Architecture Violation Report for September 2022.
FOR POSSIBLE ACTION

No public comment was received.

Member Bawcom moved/Member DiLulo seconded to approve all the reports in the binder for September 2022. Motion carried 5-0.

K. PUBLIC COMMENT

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NON-ACTION ITEM

L. NEXT REGULAR MEETING

The next regular meeting of the Committee of Architecture is scheduled for Monday, November 14, 2022.
FOR POSSIBLE ACTION

M. ADJOURN MEETING

FOR POSSIBLE ACTION

Chair Martindale adjourned the meeting at 7:00 pm.