



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Committee of Architecture
Monday, December 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 Kristine 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.

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. OLD BUSINESS

- E.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 **161 Bluecrest Drive, (Tract 102) .480 acres.**

No public comment was received

Secretary Bundrock notified the committee that these violations have been resolved and the building has been torn down.

Member Czegledi moved/Member Kelly seconded to dismiss the violations at 161 Bluecrest Drive (Tract 102) Motion carried 5-0

- E.2 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 **597 Westcott Drive (Tract 401, Block 012, Lot 020) 2.640 acres.**

Property Owner John White was present. He spoke and let the committee know that he wouldn't be able to get this completed until this summer due to finances.

Member DiLulo moved/ Member Czegledi seconded to table the violations at 597 Westcott Drive (Tract 401, Block 012, Lot 020) until the June 2023 COA Meeting. Motion carried 5-0.

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a conditional use request for a temporary drive-in restaurant placing a shed and pergola at **232 Spring Creek Parkway, (Tract 106A, Block 002, Lot 004) – .630 acres.**

FOR POSSIBLE ACTION

Property Owner Jennifer Morreale explained to the committee that she is wanting to put a shed for storage as well as a pergola on the property so that customers have a place to sit while they are eating.

Attorney McConnell explained to the committee that a conditional use permit would be the best option because there is no sewer/water available on this property. Attorney McConnell provided information on permitted uses for C2 (Commercial) properties that all operations must be performed in an enclosed building, but that that provision is not applicable for the conditional uses. She also stated that conditional uses are specific

to the owner and do not continue with the land. She commented that the committee could have a condition to provide a yearly update.

Member Kelly moved/Member Bawcom seconded to approve the conditional use permit and allow a shed and pergola to be placed on the property located at 232 Spring Creek Parkway, (Tract 106A, Block 002, Lot 004) – .630 acres. Motion carried 5-0.

- F.2 Review, discussion, and possible action to approve a variance from rule #8 a **357 Spring Creek Parkway, (Tract 102, Block 012, Lot 016) – .560 acres.**

FOR POSSIBLE ACTION

Secretary Bundrock spoke and explained that the committee had approved the building plans for this property in February 2022. It was then later brought to our attention that there was no garage included in the plans so it should not have been approved.

Secretary/Treasurer Austin-Preston and Attorney McConnell explained that it is in compliance with the Declaration of Reservations, but it is not with the COA Rules and Regulations. They explained that it was necessary to approve a variance due to the clerical error by SCA so that the property could be appraised and sold.

Chairman Martindale moved/Member Czegledi seconded to approve the variance from rule #8 at 357 Spring Creek Parkway (Tract 102, Block 012, Lot 016) .560 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 **552 Croydon Drive, (Tract 101, Block 005, Lot 027) 1.810 acres.**

FOR POSSIBLE ACTION

No public comment was received

Member Czegledi moved/Member Bawcom seconded to refer to the SCA Board of Directors to take legal action and uphold all fines voted at 552 Croydon Drive (Tract 101, Block 005, Lot 027) 1.810 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 November 14, 2022, regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member Czegledi moved/Member Kelly seconded to approve the minutes from the November 14, 2022, regular meeting. Motion carried 5-0.

J. REPORTS

J.1 Approval of the Committee of Architecture Revenue Report for November 2022.

FOR POSSIBLE ACTION

J.2 Approval of the Committee of Architecture Occupancy Report for November 2022.

FOR POSSIBLE ACTION

J.3 Approval of the Committee of Architecture Violation Report for November 2022.

FOR POSSIBLE ACTION

No public comment was received.

Member Kelly moved/Member Czegledi seconded to approve the reports in the binder for November 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, January 9, 2023.

FOR POSSIBLE ACTION

M. ADJOURN MEETING

FOR POSSIBLE ACTION

Chair Martindale adjourned the meeting at 6:09 pm.