



## **SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES**

Spring Creek Association ("SCA") Committee of Architecture  
Monday, May 8, 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, Kenny Kelly, Bonnie Bawcom

**ABSENT:** Kelly DiLulo - absent

**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 5:31 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**

No public comment. Secretary Bundrock spoke and explained the application for the Home Occupation Sign Permit did not get put on the agenda due to a clerical error but that it would be on the June 12, 2023 Agenda.

Member Bawcom moved/Member Czegledi seconded to approve the Home Occupation Permit for Poppy's Salon, LLC located at 61 Spring Creek Parkway (Tract 102, Block 015, Lot 019) 2.270 acres Motion carried 4-0

**FOR POSSIBLE ACTION**

- F.5 Review, discussion, and possible action to approve a Livestock Permit for four (4) cows at **878 Willington Drive, (Tract 403 Block 010 Lot 006) – 2.840 acres**

**FOR POSSIBLE ACTION**

Secretary Bundrock explained that the property owners had a previous livestock permit in 2020 but it never got renewed.

Member Czegledi moved/Member Bawcom seconded to approve the livestock permit for four (4) cows at 878 Willington Drive, (Tract 403, Block 010, Lot 006) 2.840 acres 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 598 Buffside Drive (Tract 201 Block 004 Lot 040) 1.40 acres

**FOR POSSIBLE ACTION**

No public comment.

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

Chair Martindale moved/Member Bawcom seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 598 Buffside Drive (Tract 201 Block 004 Lot 040) 1.40 acres Motion carried 4-0

- G.2 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 552 Croydon Drive (Tract 101 Block 005 Lot 027) 1.810 acres

**FOR POSSIBLE ACTION**

Secretary Bundrock stated the property has been in violation since July 2022 and the property owner was present.

Property Owner Levi Collins was present and spoke. He explained that many items were left out back when he purchased the house, and he needed more time. The committee tabled the violations until June 30, 2023.

Member Bawcom moved/Member Czegledi seconded to extend the violations at 573 Flowing Wells Lane (Tract 301, Block 002, Lot 029) 4.540 acres until June 30, 2023.

Member Bawcom moved/Member Czegledi seconded to amend the motion to extend the violations at 573 Flowing Wells Lane (Tract 301, Block 002, Lot 029) until June 30, 2023 and if not in compliance to bring back on the July agenda. Motion carried 4-0

- G.3 Review, discussion, and possible action regarding SCA DOR's: Unsightly: Storage of Tools and Trash, 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 334 Merino Drive (Tract 202 Block 014 Lot 034) 1.260 acres

**FOR POSSIBLE ACTION**

No public comment.

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

Member Bawcom moved/Member Kelly seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 334 Merino Drive (Tract 202, Block 014, Lot 034) 1.260 acres. Motion carried 4-0

- G.4 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 490 Westcliff Drive (Tract 201 Block 008 Lot 039) 1.090 acres

**FOR POSSIBLE ACTION**

No public comment.

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

Member Czegledi moved/Member Bawcom seconded to table the violations at 490 Westcliff Drive (Tract 201 Block 008 Lot 039) 1.090 acres until June 30, 2023 and bring back on the July meeting if not in compliance. Motion carried 4-0

- G.5 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 954 Spring Valley Parkway (Tract 201 Block 006 Lot 037) 1.030 acres

**FOR POSSIBLE ACTION**

No public comment.

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

Member Bawcom moved/Member Czegledi seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 954 Spring Valley Parkway (Tract 201 Block 006 Lot 037) 1.030 acres. Motion carried 4-0

- G.6 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 507 Ashcroft Drive (Tract 103 Block 006 Lot 021) 3.30 acres

**FOR POSSIBLE ACTION**

No public comment.

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

Member Bawcom moved/Chair Martindale seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 507 Ashcroft Drive (Tract 103 Block 006 Lot 021) 3.30 acres. 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 478 Balsam Drive (Tract 107 Block 003 Lot 002) 2.510 acres

No public comment.

Secretary Bundrock stated the property has been in violation since March 2022. The property owner contacted staff and requested a little more time. They had already purchased the paint and were waiting for the weather to improve to paint.

Chair Martindale moved/Member Czegledi seconded to table the violations at 478 Balsam Drive (Tract 107 Block 003 Lot 002) 2.510 acres for 30 days and to come back on the June 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 to the Committee.

#### I. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the April 10, 2023, regular meeting.

**FOR POSSIBLE ACTION**

No public comment was received.

Member Czegledi moved/Member Bawcom seconded to approve the minutes from the April 10, 2023 regular meeting. Motion carried 4-0

#### J. REPORTS

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

**FOR POSSIBLE ACTION**

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

**FOR POSSIBLE ACTION**

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

**FOR POSSIBLE ACTION**

No public comment was received.

Member Bawcom moved/Member Czegledi seconded to approve the reports in the binder for April 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***

Lyle Anthony, Tract 200, commented on the nuisance process regarding ATV's and they should be required to mitigate noise and dust.

**L. NEXT REGULAR MEETING**

The next regular meeting of the Committee of Architecture is scheduled for Monday, June 12, 2023.

***FOR POSSIBLE ACTION***

**M. ADJOURN MEETING**

Chair Martindale adjourned the meeting at 6:33 p.m.

***FOR POSSIBLE ACTION***