



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

Spring Creek Association (“SCA”) Committee of Architecture  
Monday, May 9, 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, Elex Vavrick – Vice-Chair, Bonnie Bawcom, Nick Czegledi, Kelly DiLulo

**ABSENT:**

**STAFF PRESENT:** President Bahr via phone, 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***

### E. UNFINISHED BUSINESS

- E.1 Discussion and consideration to approve the first reading of Committee of Architecture Rules and Regulations entitled: "HOME OCCUPATION". This rule defines specific types of home occupations and rules relating to home occupations within the Spring Creek Association.

***FOR POSSIBLE ACTION***

Chair Martindale announced that the Home Occupation agenda item would be tabled, and no action would be taken at this time.

- E.2 Review, discussion, and possible action regarding COA R&R: Exterior Condition of Structures, SCA DOR's: 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 **529 Tiffany Drive, (Tract 202, Block 020, Lot 052) 2.220 acres.**

***FOR POSSIBLE ACTION***

Secretary Bundrock stated that this property has been in violation since June 2021. The property was tabled in March until the May meeting. Updated pictures were provided, and all of the violations were corrected except that they plan to paint the house during better weather. Staff recommended dismissing the violation.

No public comment was received.

Member DiLulo moved, Member Czegledi seconded to dismiss the fines and any actions at 529 Tiffany Drive (Tract 202, Block 020, Lot 052).

Member DiLulo amended the motion/Member Czegledi seconded to dismiss the fines and any violations at 529 Tiffany Drive (Tract 202, Block 020, Lot 052). Motion carried 5-0.

- E.3 Review, discussion, and possible action regarding COA Rules and Regulations: Inoperative/Unregistered/Unlicensed Vehicles, SCA/DOR: Storage of Tools and Trash, SCA/DOR: 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 **475 Rawlings Drive, (Tract 304, Block 007, Lot 005) 1.080 acres.**

***FOR POSSIBLE ACTION***

Secretary Bundrock stated that the property has been in violation since June 2021. The property was tabled in February until the April and then May 2022 meetings. The property has been cleaned up and staff recommends closing the violations.

No public comment was received.

Member Bawcom moved/Member Czegledi seconded to dismiss the fines, actions or violations at 475 Rawlings Drive (Tract 304, Block 007, Lot 005). Motion carried 5-0.

- E.4 Review, discussion, and possible action regarding COA Rules and Regulations: Exterior Condition of Structure, SCA/DOR Storage of Tools and Trash and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **467 Tiffany Drive, (Tract 202, Block 029, Lot 006) 1.120 acres.**

***FOR POSSIBLE ACTION***

Secretary Bundrock stated that the property has been in violation since July 2019. At the February 2022 meeting, the committee voted to send the property to the Board of Directors and the Board sent the property back to the COA for further action. The shed has been painted, the property has been cleaned up, and staff recommends closing the violations.

No public comment was received.

Member DiLulo moved/Member Bawcom seconded to dismiss the fines, actions, or violations at 467 Tiffany Drive (Tract 202, Block 029, Lot 006). Motion carried 5-0.

- E.5 Review, discussion, and possible action regarding COA R&Rs: Exterior Condition of Structures, COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, 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 **467 Gypsum Drive, (Tract 202, Block 021, Lot 010) 1.150 acres.**

***FOR POSSIBLE ACTION***

Secretary Bundrock stated that the property has been in violation since June 2021. The property was tabled at the March and April meetings.

The Property Owner was present via phone. They stated that the noxious would were all removed, and they would need a couple more weeks to disassemble and remove the trailer.

No public comment was received.

Member Czegledi moved/Member Bawcom seconded to table the violations at 467 Gypsum Drive (Tract 202, Block 021, Lot 010) until the next COA Meeting. Motion carried 5-0.

- E.6 Review, discussion, and possible action to approve a Livestock Permit for two (2) goats at **865 Black Oak Drive, (Tract 402, Block 004, Lot 008) – 1.590 acres.**

***FOR POSSIBLE ACTION***

Secretary Bundrock stated that the livestock permit for two goats was tabled at the April meeting to request additional information for shelter for the livestock. The property owner was present on the phone and provided proof of shelter for the goats.

No public comment was received.

Vice Chair Vavruck moved/Member DiLulo seconded to approve the livestock permit for two goats at 865 Black Oak Drive (Tract 402, Block 004, Lot 008). Motion carried 5-0

## **F. NEW BUSINESS**

- F.1 Review, discussion, and possible action to approve a Boundary Line Adjustment at **between 267 Spring Creek Parkway, (Tract 102, Block 010, Lot 028) – .560 acres** and **261 Spring Creek Parkway, (Tract 102, Block 010, Lot 029) - .560 acres.**

**FOR POSSIBLE ACTION**

Secretary Bundrock stated that the property owners were requesting a boundary line adjustment between 267 and 261 Spring Creek Parkway as there is a retaining wall on the adjacent property (261 SC Pkwy) that they want included on the 267 Spring Creek Parkway property.

Property Owner Matthew Berry was present via phone, owns both properties, and stated they are requesting the boundary line adjustment to facilitate the sale of 267 Spring Creek Parkway.

Public Comment:

Fred Esparza, Tract 300, was present and stated that he is a potential buyer for the property and would like the retaining wall to be on 267 Spring Creek Parkway.

Member DiLulo moved/Member Czegledi seconded to accept the boundary line adjustment between 267 Spring Creek Parkway (Tract 102, Block 010, Lot 028) and 261 Spring Creek Parkway (Tract 102, Block 010, Lot 029).

Member DiLulo amended the motion/Member Czegledi seconded to approve the boundary line adjustment between 267 Spring Creek Parkway (Tract 102, Block 010, Lot 028) and 261 Spring Creek Parkway (Tract 102, Block 010, Lot 029). Motion carried 5-0.

- F.2 Review, discussion, and consideration to approve a Home Occupation Permit for **WIZARDS PROPERTY MAINTENANCE AND HANDYMAN SERVICE**, type of business: Handyman Service located at **782 Spring Valley Parkway, (Tract 202, Block 009, Lot 091) 1.030 acres.** **FOR POSSIBLE ACTION**

Secretary Bundrock stated that the property owner was requesting a home occupation permit for Wizards Property Maintenance and Handyman Service.

David Perkins, property owner, was present and stated that his handyman services would be done away from his property. He stated that he would like to help others with their properties and would partner with SCA for property owners who requested help with their property.

No public comment was received.

Member Bawcom moved/Member Czegledi seconded to approve the home occupation permit for Wizards Property Maintenance and Handyman Service at 782 Spring Valley Parkway (Tract 202, Block 009, Lot 091). Motion carried 5-0.

- F.3 Review, discussion, and consideration to approve a Home Occupation Permit for **ISLAND BREEZE WELLNESS, LLC** type of business: Body Sculpting and Wellness located at **111 Birchwood Drive (Tract 105, Block 005, Lot 020) 1.690 acres.** **FOR POSSIBLE ACTION**

This item was removed from the agenda as they are no longer requesting a home occupation permit.

- F.4 Review, discussion, and consideration to approve a Home Occupation Permit for **FLYIN' T** type of business: Mobile Ice Cream Trailer located at **324 Oakmont Drive (Tract 402, Block 001, Lot 058) 2.110 acres.** **FOR POSSIBLE ACTION**

Brandon Brunson was present and was requesting a Home Occupation Permit for a mobile ice cream trailer. He stated that they will be taking the trailer to other locations for their business.

No public comment was received.

Member Czegledi moved/Member Bawcom seconded to approve the Home Occupation Permit for Flyin' T Mobile Ice Cream Trailer at 324 Oakmont Drive (Tract 402, Block 001, Lot 058). Motion carried 5-0.

- F.5 Review, discussion, and possible action to approve a Livestock Permit for two (2) goats at **464 Frisco Drive, (Tract 107, Block 004, Lot 010) – 2.08 acres.**

***FOR POSSIBLE ACTION***

Secretary Bundrock stated that the property owner was requesting a livestock permit for two goats. They recently had a small structure approved for shelter for the goats.

Rebecca Bates, property owner, was present via phone and stated that the livestock were for the children to learn responsibility and care for animals.

No public comment was received.

Vice Chair Vavrlick moved/Member DiLulo seconded to approve the livestock permit for two goats at 464 Frisco Drive (Tract 107, Block 004, Lot 010). Motion carried 5-0.

- F.6 Review, discussion, and possible action to approve a Livestock Permit for one (1) bovine at **825 Aesop Drive, (Tract 403, Block 008, Lot 008) – 5.380 acres.** ***FOR POSSIBLE ACTION***

Devin Rattazzi, Property Owner, was present and is requesting a livestock permit for one bovine. He stated that plans to keep the livestock for 6-8 months, it will have access to the barn and the property is fully fenced.

No public comment was received.

Member Bawcom moved/Member DiLulo seconded to approve a livestock permit for one bovine at 825 Aesop Drive, (Tract 403, Block 008, Lot 008). Motion carried 5-0.

## **G. VIOLATIONS**

- G.1 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 **455 Lyndhurst Drive, (Tract 101, Block 006, Lot 012) 1.430 acres.** ***FOR POSSIBLE ACTION***

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

No public comment was received.

Member DiLulo moved/Member Czegledi seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 455 Lyndhurst Drive (Tract 101,

Block 006, Lot 012). Motion carried 5-0

- G.2 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 **389 Kimble Drive, (Tract 202, Block 014, Lot 016) 1.380 acres.** **FOR POSSIBLE ACTION**

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

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 at 389 Kimble Drive (Tract 202, Block 14, Lot 016). Motion carried 5-0.

- G.3 Review, discussion, and possible action regarding SCA DOR's Storage of Tools and Trash, COA R&R's Inoperative/Unregistered/Unlicensed Vehicles, COA R&Rs, Exterior Condition of Structures and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **897 Spring Valley Parkway, (Tract 202, Block 028, Lot 014) 1.210 acres.** **FOR POSSIBLE ACTION**

Secretary Bundrock stated that the property has been in violation since January 2022 and was reviewed on May 3, 2022. There has been no contact from the property owner.

No public comment was received.

Member DiLulo moved/Member Czegledi seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 897 Spring Valley Parkway (Tract 202, Block 028, Lot 014). Motion carried 5-0.

- G.4 Review, discussion, and possible action regarding SCA DOR's Storage of Tools and Trash, COA R&R's Materials and Practices not allowed, 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 **828 Thistle Drive, (Tract 402, Block 008, Lot 020) 1.110 acres.** **FOR POSSIBLE ACTION**

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

No public comment was received.

Member Bawcom moved/Member DiLulo seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 828 Thistle Drive (Tract 402, Block 008, Lot 020). Motion carried 5-0.

- G.5 Review, discussion, and possible action regarding COA R&R's: Materials and Practices not allowed: Major maintenance/repair of vehicles in the yard/driveway, COA R&R's Inoperative/Unregistered/Unlicensed Vehicles, COA R&R's Exterior Condition of Structures: Paint/Repair Buildings/Sheds, 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 **116 Deerbrush Drive, (Tract 105, Block 004, Lot 001) 2.780 acres.**

**FOR POSSIBLE ACTION**

Secretary Bundrock stated that the property was reviewed and was in compliance.

No public comment was received.

Member Czegledi moved/Member DiLulo seconded to dismiss all actions, fines at 116 Deerbrush Drive (Tract 105, Block 004, Lot 001).

Member Czegledi amended the motion/Member DiLulo seconded to dismiss all actions, fines and violations at 116 Deerbrush Drive (Tract 105, Block 004, Lot 001). Motion carried 5-0.

- G.6 Review, discussion, and possible action regarding SCA DOR's Improvement Standards, COA R&R's Inoperative/Unregistered/Unlicensed Vehicles, SCA DOR's Storage of Tools and Trash, 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 **419 Lawndale Drive, (Tract 103, Block 006, Lot 110) 1.250 acres.** **FOR POSSIBLE ACTION**

Secretary Bundrock stated that the property has been in violation since May of 2020 and all correspondence has been returned.

Attorney McConnell stated that she is aware of an additional address for notification to try to contact the property owner.

No public comment was received.

Member DiLulo moved/Member Czegledi seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 419 Lawndale Drive (Tract 103, Block 006, Lot 110). Motion carried 5-0.

- G.7 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, COA R&R's and Walls: Please repair/replace broken or missing fence board and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **597 Darby Drive, (Tract 202, Block 033, Lot 002) 1.850 acres.** **FOR POSSIBLE ACTION**

Secretary Bundrock stated that the property has been in violation since May 2021. The property owner did call and staff reviewed the property and it remains in violation. It was suggested that the property could be tabled for one month.

No public comment was received.

Member Czegledi moved/Member DiLulo seconded to table 597 Darby Drive and have staff contact the property owner to address all problems.

Member Czegledi amended the motion/Member DiLulo seconded to table 597 Darby Drive until the next meeting and have staff contact the property owner to address the problems. Motion carried 5-0.

- G.8 Review, discussion, and possible action regarding COA R&R's Exterior Condition of Structures, SCA DOR's Storage of Tools, COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds, 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 **612 Willington Drive, (Tract 401, Block 022, Lot 008) 2.060 acres.** **FOR POSSIBLE ACTION**

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

No public comment was received.

Member Bawcom moved/Member DiLulo seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 612 Willington Drive (Tract 401, Block 022, Lot 008). Motion carried 5-0.

- G.9 Review, discussion, and possible action regarding SCA DOR's Storage of Tools and Trash, COA R&R's: Materials and Practices not allowed: Major maintenance/repair of vehicles in the yard/driveway, COA R&R's Exterior Condition of Structures: Replace shingles on shed and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **893 Spring Valley Parkway, (Tract 202, Block 028, Lot 012) 1.160 acres.** **FOR POSSIBLE ACTION**

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

No public comment was received.

Member DiLulo moved/Member Czegledi seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 893 Spring Valley Parkway (Tract 202, Block 028, Lot 012). 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 McConnel provided a verbal update to the Committee and requested updated pictures for any referrals to her office.

## **I. REVIEW AND APPROVAL OF MINUTES**

Approval of minutes from the April 11, 2022, regular meeting. **FOR POSSIBLE ACTION**

No public comment was received.

Member Czegledi moved/Member Bawcom seconded to accept the minutes from the April 11, 2022, regular meeting.

Member Czegledi amended the motion/Member Bawcom seconded to approve the minutes from the April 11, 2022, regular meeting. Motion carried 5-0.



**J. REPORTS**

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

**FOR POSSIBLE ACTION**

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

**FOR POSSIBLE ACTION**

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

**FOR POSSIBLE ACTION**

Member DiLulo moved/Member Bawcom seconded to approve the COA Revenue Report, Occupancy Report, and Violation report for April 2022. Motion carried 5-0.

**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 was received.

**L. NEXT REGULAR MEETING**

The next regular meeting of the Committee of Architecture is scheduled for Monday, June 13, 2022.

**FOR POSSIBLE ACTION**

**M. ADJOURN MEETING**

**FOR POSSIBLE ACTION**

Chair Martindale adjourned the meeting at 6:37pm