



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

Spring Creek Association (“SCA”) Committee of Architecture  
Monday, August 8, 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, Bonnie Bawcom, Nick Czegledi, Kelly DiLulo, Kenny Kelly

**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 5:37 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 second 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*

Member Kelly stated he was happy with the home occupation rule. It allows small business growth but restricts big businesses. Member DiLulo stated she believes it's a good balance and a good compromised between SCA and the property owners.

No public comment was received.

Member Czegledi moved/Chair Martindale seconded to approve the Home Occupation Rule.

Member Czegledi amended/Chair Martindale seconded the amended motion to approve the 2<sup>nd</sup> reading of the Home Occupation Rule. Motion carried 5-0.

## F. NEW BUSINESS

- F.1 Review, discussion, and consideration to approve an extended stay for personal use of an individual in a Travel Trailer/Motorhome beyond the allowable maximum of two (2) consecutive weeks on a lot which has a permanent residence at **252 Cliff Place, (Tract 109, Block 008, Lot 005) 2.160 acres**

*FOR POSSIBLE ACTION*

Logan Heintz, son of Clare Whittaker, spoke and explained that he purchased 244 Cliff Place from his parents. He is requesting to live in the 5<sup>th</sup> wheel on the adjacent property at 252 Cliff Place (which is where is parents live) until the property at 244 Cliff Place closes. Then they will move the 5<sup>th</sup> wheel over to 244 Cliff Place while they build their new home.

Member DiLulo moved/Member Bawcom seconded to approve an extended stay through November 1, 2022, for personal use at 252 Cliff Place (Tract 109, Block 008, Lot 005). Motion carried 5-0.

## G. VIOLATIONS

- G.1 Review, discussion, and possible action regarding SCA DOR's Storage of Tools and Trash, COA R&R's Fences and Walls, and refer to the SCA Board of Directors

requesting to take legal action and uphold all fines regarding **557 Blackstone Drive, (Tract 105, Block 007, Lot 011) 1.260 acres.**

Secretary Bundrock requested that this violation be dismissed. The violations were put on the wrong address.

Member Bawcom moved/Member DiLulo moved to close the violations at 557 Blackstone Drive (Tract 105, Block 007, Lot 011). Motion carried 5-0.

- G. 2 Review, discussion, and possible action regarding SCA DOR's Storage of Tools and Trash, 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 **432 Cameo Drive (Tract 107, Block 005, Lot 004) 2.130 acres.**

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 Czegledi moved/Member DiLulo seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 432 Cameo Drive (Tract 107, Block 005 Lot 004). Motion carried 5-0.

- G.3 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 **254 Glenvista Drive (Tract 102, Block 014, Lot 038) 2.040 acres.**

Secretary Bundrock stated that the property has been in violation since September 2021. She explained that the violation system is down and that we did receive a call from the property owner around May or April. She stated they would bring registration for the truck, but we never received it. Member DiLulo did notify the COA that the house is up for sale and there has been some progress made. She recommended that the COA give them some more time to complete the violations. Attorney McConnell explained to the COA when they make their motion to be specific to how much time they want to extend the violations.

No public comment was received.

Member DiLulo moved/Member Kelly seconded to table the violations until the September 12, 2022 COA Meeting at 254 Glenvista Drive (Tract 102, Block 014 Lot 038). Motion carried 5-0.

- G.4 Review, discussion, and possible action regarding 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 **531 Tiffany Drive (Tract 202, Block 020, Lot 051) 1.410 acres.**

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 DiLulo moved/Chair Martindale seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 531 Tiffany Drive (Tract 202, Block 020 Lot 051). 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 **958 Bronco Drive (Tract 403, Block 016, Lot 023) 1.030 acres.**

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 Kelly seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 958 Bronco Drive (Tract 403, Block 016 Lot 023). Motion carried 5-0.

- G.6 Review, discussion, and possible action regarding SCA DOR's Building Exterior and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **609 Westby Drive (Tract 202, Block 010, Lot 028) 2.780 acres.**

Secretary Bundrock stated that the property has been in violation since February 2020 and the property owner called in on 8/1/22. He emailed pictures showing the repairs has been done. The COA discussed what had been corrected and what still needs to be done to correct the violations.

No public comment was received.

Member DiLulo/Member Bawcom seconded to table the violations until the September 12, 2022 COA meeting at 609 Westby Drive (Tract 202, Block 010 Lot 028). 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 July 11, 2022, regular meeting.

**FOR POSSIBLE ACTION**

No public comment was received.

Member Bawcom moved/Member DiLulo seconded to approve the minutes from the July 11, 2022, regular meeting. Motion carried 4-0-1. Member Kelly abstained.

**J. REPORTS**

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

***FOR POSSIBLE ACTION***

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

***FOR POSSIBLE ACTION***

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

***FOR POSSIBLE ACTION***

No public comment was received.

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

**K. PUBLIC COMMENT**

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***NON-ACTION ITEM***

Elex Vavrick commended the COA, staff and Attorney McConnell for their efforts.

**L. NEXT REGULAR MEETING**

The next regular meeting of the Committee of Architecture is scheduled for Monday, September 12, 2022.

***FOR POSSIBLE ACTION***

**M. ADJOURN MEETING**

***FOR POSSIBLE ACTION***

Chair Martindale adjourned the meeting at 6:21 pm