



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Committee of Architecture
Monday, September 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

ABSENT: Bonnie Bawcom absent

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

CORPORATE ATTORNEY: Katie McConnell

CALL TO ORDER: Chair Martindale called the meeting to order in person and telephonically at 5:38 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

No Public Comment

E. UNFINISHED BUSINESS

- E.1 Review, discussion, and possible action regarding SCA DOR's Storage of Tools and Trash, 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.**

FOR POSSIBLE ACTION

Secretary Bundrock stated that the property has been in violation since February 2020. She explained the property was tabled from last months meeting after the COA requested that they completed some additional repairs on the front porch.

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 609 Westby Drive (Tract 202, Block 010 Lot 028) 2.780 acres. Motion carried 4-0.

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

FOR POSSIBLE ACTION

Secretary Bundrock recommended closing violations. The property sold and is clean.

Member DiLulo moved/Member Czegledi seconded to dismiss the violations at 254 Glenvista Drive (Tract 102, Block 014 Lot 038) 2.040. Motion carried 4-0.

F. NEW BUSINESS

- F.1 Acceptance of nominations and election of a member to serve for the remainder of the term as the Vice-Chairperson of the Committee of Architecture.

FOR POSSIBLE ACTION

Member DiLulo moved to nominate/Member Czegledi seconded to approve the motion for Member Czegledi to serve as the Vice-Chairperson of the Committee of Architecture for the remainder of the term. Motion carried 4-0.

- F.2 Review, discussion, and possible action to approve a Livestock Permit for two (2) goats at **454 Brent Drive, (Tract 202, Block 029, Lot 001) – 1.190 acres.**

FOR POSSIBLE ACTION

Property owner spoke and requested approval for two (2) goats.

Member Czegledi moved/Member Kelly seconded to approve a Livestock Permit for two (2) goats at 454 Brent Drive, (Tract 202, Block 029, Lot 001) – 1.190 acres. Motion carried 4-0.

- F.3 Review, discussion, and possible action to approve a Variance Permit at **579 Brent Drive, (Tract 202, Block 018, Lot 096) – 1.060 acres.**

FOR POSSIBLE ACTION

Secretary Bundrock explained that Eastwind Construction was requesting approval of a variance because the existing mobile home does not meet the side setbacks.

Mike Shanks spoke and explained that the property owner was planning to convert the property to real property but where it sits it doesn't meet the setbacks.

Member DiLulo moved/Member Kelly seconded to approve a Variance Permit at 579 Brent Drive, (Tract 202, Block 018, Lot 096) – 1.060 acres. Motion carried 4-0.

- F.4 Review, discussion, and possible action regarding property violation of the COA Rules and Regulations: Nuisance located at **723 Willington Drive, (Tract 401, Block 021, Lot 019) 1.720 acres.**

FOR POSSIBLE ACTION

Attorney McConnell recommended staff dismiss the nuisance violations because of restraining orders that had been filed and this being a neighbor-to-neighbor conflict.

Member Czegledi moved/Member Kelly seconded to dismiss the nuisance violation at 723 Willington Drive (Tract 401, Block 021, Lot 019). Motion carried 4-0.

G. VIOLATIONS

- G.1 Review, discussion, and possible action regarding COA R&R's Exterior Condition of Structures, 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 **161 Bluecrest Drive, (Tract 102) .480 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.

Rick Morse from Nevada State Division of Forestry spoke. He said the property is a former fire station that was closed, and they want to get rid of the property as well. He said they were not able to get the weeds cleared as planned because the department had to respond to a fire. He said they have a project request in with the State of Nevada, but their time frame would be at least year to have the project completed.

NDF is trying to expedite and have it done within 60-90 days. He has a local contractor going out to do a quote to get the property removed as well as the utilities capped off. He said his goal is to have it completed by the end of the year. The Committee discussed the importance of getting this property completed. They requested them to get the weeds knocked down and windows boarded up within 30-60 days.

Member Kelly moved/Member Czegledi seconded to table the violations at 161 Bluecrest Drive (Tract 102) .480 acres until the December 12, 2022, Committee of Architecture meeting. Motion carried 4-0.

- G. 2 Review, discussion, and possible action regarding SCA DOR's: Building Exterior, COA R&R's: Fences and Walls, COA R&R's: Exterior Condition of Structures, SCA DOR's Improvement Standards: Conex and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **841 Spring Valley Parkway, (Tract 202, Block 013, Lot 009) 1.00 acres.**

FOR POSSIBLE ACTION

Secretary Bundrock stated the property has been in violation since October 2018. She recommended closing the Fences and Walls, Exterior Condition of Structures: Roof, and the Improvement of Standards: Painting of the Conex because the violations have been corrected. She stated that the property owner was requesting more time for the Building Exterior: Painting Exterior violation. The committee was happy that he is communicating with staff and completed some of the violations.

No public comment was received.

Member Czegledi moved/Member DiLulo seconded to dismiss the violations that have been completed and to table the Building Exterior: Paint Violation at 841 Spring Valley Parkway, (Tract 202, Block 013, Lot 009) 1.00 acres. until the November 14, 2022, Committee of Architecture meeting. Motion carried 4-0.

- 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 **394 Smokey Drive, (Tract 202, Block 011, Lot 063) 1.450 acres.**

FOR POSSIBLE ACTION

Property owner was present and said he would email registration for the white truck and get the charger registered this week. He said the excursion would be removed by this week or next week.

Secretary Bundrock recommended dismissing the Storage of Tools and Trash violation because what was noted in the Stage 1 letter had been corrected.

Member DiLulo moved/Member Kelly seconded to send the violations back to the COA Secretary for monitoring and close the violations when they are completed at 394 Smokey Drive, (Tract 202, Block 011, Lot 063) 1.450 acres. Motion carried 4-0.

- G.4 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 **496 Merino Drive, (Tract 202, Block 018, Lot 011) 1.260 acres.**

FOR POSSIBLE ACTION

Secretary Bundrock stated that the property has been in violation since February 2020 and there has been no contact from the property owner.

No public comment was received.

Chair Martindale moved/Member Czegledi seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 496 Merino Drive, (Tract 202, Block 018, Lot 011) 1.260 acres. Motion carried 4-0.

- 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 **424 Westcliff Drive, (Tract 201, Block 008, Lot 028) 1.030 acres.**

FOR POSSIBLE ACTION

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

No public comment was received.

Member DiLulo/Chair Martindale seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 424 Westcliff Drive, (Tract 201, Block 008, Lot 028) 1.030 acres Motion carried 4-0.

- G.6 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 **418 Westcliff Drive, (Tract 201, Block 008, Lot 027) 1.190 acres.**

FOR POSSIBLE ACTION

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

No public comment was received.

Member DiLulo/Member Kelly seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 418 Westcliff Drive, (Tract 201, Block 008, Lot 027) 1.190 acres Motion carried 4-0.

- G.7 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 **597 Westcott Drive (Tract 401, Block 012, Lot 020) 2.640 acres.**

FOR POSSIBLE ACTION

Secretary Bundrock stated that the property has been in violation since August 2021 and that the property owner was present to speak to the Committee. She

recommended the violation for Storage of Tools and Trash be dismissed because after reviewing the property it has been cleaned up.

John White spoke and said they are missing two roofing panels. He said as soon as he gets the extra money that they would get them purchased.

The Committee commented and mentioned that the property looks much better. They asked if the roof would be getting fixed as well and the property owner said yes.

Member DiLulo moved/Member Czegledi seconded to table the Building Exterior: Roof Violation at 597 Westcott Drive (Tract 401, Block 012, Lot 020) 2.640 acres. until the December 12, 2022, Committee of Architecture meeting. Motion carried 4-0.

- G.8 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 **504 Croydon Drive (Tract 101, Block 005, Lot 014) 1.260 acres.**
FOR POSSIBLE ACTION

Secretary Bundrock stated that the property has been in violation since June 2020 and there has been no contact from the property 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 504 Croydon Drive (Tract 101, Block 005, Lot 014) 1.260 acres. Motion carried 4-0.

- G.9 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 **153 Edgewood Drive (Tract 102, Block 002, Lot 004) 1.630 acres.**
FOR POSSIBLE ACTION

Secretary Bundrock stated that the property has been in violation since September 2021 and staff has not had contact since May 2022.

Member DiLulo moved/Member Kelly seconded to refer to the SCA Board of Directors to take legal action and uphold all fines at 153 Edgewood Drive (Tract 102, Block 002, Lot 004) 1.630 acres. Motion carried 4-0.

- G.10 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 **111 Edgewood Ave (Tract 105, Block 001, Lot 009) 2.150 acres.**
FOR POSSIBLE ACTION

Secretary Bundrock stated that the property has been in violation since September 2021 and that the property owner was present.

The property owner, Floyd Whiteside was present and spoke. He said he had health complications but is requesting a detailed list of what needs completed. He said he can have some members of the church come help him. Staff discussed with him about moving the yellow van out of view because he can't get a fitted vehicle cover for it. Staff advised cleaning up around the house.

Member Czegledi moved/Member Kelly moved to table the violations at 111 Edgewood Ave (Tract 105, Block 001, Lot 009) 2.150 acres until the October 12, 2022, Committee of Architecture meeting. 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 August 8, 2022, regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Chair Martindale moved/Member Czegledi seconded to approve the minutes from the August 8, 2022, regular meeting. Motion carried 4-0.

J. REPORTS

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

No public comment was received.

Member Czegledi moved/Member Kelly seconded to approve all the reports in the binder for August 2022. 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**

L. NEXT REGULAR MEETING

The next regular meeting of the Committee of Architecture is scheduled for Monday, October 12, 2022. **FOR POSSIBLE ACTION**

M. ADJOURN MEETING

FOR POSSIBLE ACTION

Chair Martindale adjourned the meeting at 6:54 pm.