



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, March 14, 2022**, at the Fairway Community Center Meeting Room, 401 Fairway Blvd, Spring Creek, NV beginning at **5:30 P.M. (PST)**

There may be a quorum of the SCA Board of Directors present at the meeting, however; they will not be conducting any Association business.

Posted with this Notice is the agenda for said meeting of the Committee of Architecture. This notice is to be posted at the following places **by 9:00 a.m. PST, Wednesday, March 09, 2022:**

SCA Office @ 401 Fairway Blvd.
Country Club Shell

Khoury's Market Community Board
SCA Horse Palace

Spring Creek Association Website: www.springcreeknv.org

THE SPRING CREEK ASSOCIATION REGULAR COA MEETING FOR MARCH 14, 2022, WILL BE AVAILABE VIA ZOOM. THE PUBLIC CAN PARTICIPATE IN THE VIRTUAL MEETING ON A COMPUTER, LAPTOP, TABLET OR SMARTPHONE. THE REGULAR COA MEETING ROOM IS ACCESSIBLE TO THE PUBLIC FOR THIS MEETING.

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Participant ID: 858 2948 8974 Passcode: 112081

1-346-248-7799

1-253-215-8782

Comments may be submitted by e-mail to: COA@springcreeknv.org by March 11, 2022.

NOTICE TO PERSONS WITH DISABILITIES:

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the Committee of Architecture in writing at: 401 Fairway Blvd; Spring Creek, NV 89815, by E-mail to coa@springcreeknv.org, or by calling (775) 753-6295 at least 48-hours prior to the scheduled meeting.

Respectfully Submitted,

Committee of Architecture
Spring Creek Association

**SPRING CREEK ASSOCIATION
COMMITTEE OF ARCHITECTURE**

Regular Meeting Minutes
5:30 P.M., P.S.T., Monday, March 14, 2022
401 Fairway Blvd, Spring Creek, NV 89815
Zoom Access Available

MINUTES

NOTICE:

- **Items may be taken out of order.**
- **Two or more items may be combined.**
- **Items may be removed from agenda or delayed at any time.**
- **Restrictions regarding Public Comment:** Pursuant to N.R.S 241.020(c) (3), this time is devoted to comments by the 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 Committee of Architecture 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.

A. CALL TO ORDER

Chair Martindale called the meeting to order on Monday, March 14, 2022, at 5:31pm. Zoom information was provided for individuals to call into the meeting. Chair Martindale brought some “housekeeping” information to the attention of those present.

B. ROLL CALL

Kevin Martindale – Chair - Present
Elex Vavrick – Vice Chair - Present
Bonnie Bawcom – Member - Present
Nick Czegledi – Member - Present
Kelly DiLulo – Member – Present

STAFF PRESENT: VP Kerr, SCA Sec./Treas. Austin-Preston, COA Secretary Bundrock

CORPORATE ATTORNEY: Katie McConnell present.

C. 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

Open for public comment. No public comment presented.

E. UNFINISHED BUSINESS

- E.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 **654 Palace Parkway, (Tract 403, Block 021, Lot 003) 1.170 acres.**

FOR POSSIBLE ACTION

VP Kerr reviewed the background 654 Palace Parkway and noted the agenda item was on the February 14, 2022, meeting, due to a clerical error the agenda item was brought back on the March 14, 2022, agenda.

The property owner, Mrs. Jolene Porter was present. Explained her granddaughter was sleeping in the RV. She also explained the circumstances surrounding her granddaughter's situation. Floor opened for COA members to ask question. Member DiLulo inquired if there was room in the house. Property owner acknowledged there is room. Granddaughter eats in the home, does homework, sleeps in the RV. Discussion took place regarding a recent situation at the home that involved law enforcement. Chair Martindale explained the rule regarding personal use of an individual in an RV/Trailer.

Opened for public comment. No public comment presented.

Member Czegledi commented on the situation and understood the circumstances. Vice Chair Vavruck discussed other rules and allowances. Mr. Vavruck agrees with Chairman Martindale regarding the rules. Legal Counsel McConnell commented several of these requests do come before the Committee, requested the COA stay consistent with their decisions. Member Czegledi pointed out the time requested to stay in the RV was not acceptable.

Motion made by Vice Chair Vavruck, seconded by member Czegledi, to deny the extended stay for personal use of an individual in a travel Trailer/Motorhome beyond the allowable maximum of two (2) consecutive weeks at 654 Palace Parkway, (Tract 403, Block 021, Lot 003). Motion carried 5-0.

- E.2 Review, discussion, and possible action regarding COA Rules and Regulations: Storage of Tools and Trash and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **391 Brent Drive, (Tract 201, Block 006, Lot 022) 1.030 acres.**

FOR POSSIBLE ACTION

COA Secretary Bundrock reviewed the background of the property including the agenda item had been tabled at the February 14, 2022, meeting to be brought back before the COA at the March 14, 2022, meeting. The property owner did fill out a fence permit. New pictures have been provided. The property owner was not on the line.

Opened for public comment. No public comment provided.

VP Kerr explained the difficulties of reviewing properties the day of meetings. She indicated the property is cleaned up to the satisfaction of the COA Secretary.

Motion by Member DiLulo, seconded by Member Bawcom, to close the violation at 391 Brent Drive (Tract 201, Block 006, Lot 022). Motion carried 5-0.

F. NEW BUSINESS

- F.1 Discussion and consideration to approve the first reading of the COMMITTEE OF ARCHITECTURE ENFORCEMENT OF DECLARATION OF RESERVATIONS (DOR'S) AND COA RULES AND REGULATIONS. This amendment defines the general purpose of the COA, outlines the Procedure for Enforcement of COA Rules and Regulations, and the Notice of Non-Compliance process and makes allowances for an increase in fines for non-compliance.

FOR POSSIBLE ACTION

VP Kerr provided the Committee with a red-line draft of the enforcement section of the COA Rules and Regulations. She explained the reason for the COA Rules and Regulations is to adopt a reasonable rule and regulation, which clarifies and supports the Declaration of Reservations (DORs) and to maintain standards in relation to the general purpose of the COA which is outlined in the DORs.

VP Kerr explained the history as to the changes made in May 2020. Legal Counsel McConnell pointed out the main issue regarding the charges for violations and the fee for remaining in violation, including the length of time the fees are applied. Possible points for consideration and discussion include 1. Fines, 2 Number of Stages, 3. Plan of Action and any other issues the COA deems critical. Spring Creek Association is not subject to NRS 116 due to the SCA majority of lots are zoned Agricultural-Residential (AR). She reminded the Committee to consider if violation fines are reasonable or excessive and/or punitive and can it be defensible in court.

Chair Martindale, wanted to make sure people resolve the violation versus just paying the fine and not fixing the violations. Discussion continued regarding the amount charged and placing a ceiling on the amount charged or per violation.

Opened to public comment. No public comment received.

Motion was made by Member Czegledi, seconded by Member DiLulo, to direct staff to incorporate the suggested changes into a new document and bring back for a first reading.

- F.2 Discussion and consideration to approve the first reading of Committee of Architecture Rules and Regulations entitled: "SIGNS, ADVERTISING, BANNERS AND FLAGS". This is a new rule defining specific rules relating to NRS 116.325 and the rules and regulations associated with the Spring Creek Association.

FOR POSSIBLE ACTION

VP Kerr pointed out this is a new rule. She explained the reason for the COA Rules and Regulations is to adopt a reasonable rule and regulation, which clarifies and supports the Declaration of Reservations (DORs) and to maintain standards in relation to the general purpose of the COA which is outlined in the DORs.

This new rule incorporates banners and flags into existing rules for signs and advertising. This new rule is not meant to curtail the freedom of speech, however, to address vulgar language, and other noncompliance issue related to signs, advertising, banners, and flags. Legal Counsel McConnell mentioned the SCA does not have a rule or regulation to address complaints about vulgar language. Vice Chair Vavrck discussed determination as what is vulgar. Discussion continued regarding providing a process to address complaints and noncompliance.

Open for public comment. No public comment received.

Motion made by Chairman Martindale, seconded by Member DiLulo, to approve the first reading of the COA Rules & Regulations entitled “Signs, Advertising, Banners and Flags” and bring the rule back for a second reading. Motioned carried 5-0

- F.3 Discussion and consideration to approve the first reading of the Committee of Architecture Rules and Regulations entitled: INOPERATIVE, UNREGISTERED, UNLICENSED VEHICLES. This amendment defines the rules outlining the requirements regarding inoperative, unregistered, and unlicensed vehicles on homeowner’s properties.

FOR POSSIBLE ACTION

VP Kerr provided the Committee with a red-line draft of the enforcement section of the COA Rules and Regulations including a suggested version from Legal Counsel McConnell. She explained the reason for the COA Rules and Regulations is to adopt a reasonable rule and regulation, which clarifies and supports the Declaration of Reservations (DORs) and to maintain standards in relation to the general purpose of the COA which is outlined in the DORs

VP Kerr pointed out this rule has been changed several times. VP Kerr indicated we need some clear language. She pointed out a few possible points for consideration and discussion: 1. Clear Language, 2. Independent Items or Combination: Inoperative, Unregistered, or unlicensed vehicles, 3. Number of Licensed Vehicles, 4. Number of Covered Vehicles, 5. Car Covers, 6. What is old? What is classic? Should there be a difference? 7. Other suggestions.

Open for public comment, No public comment received.

Legal Counsel McConnell discussed her draft of the current rule. Discussion continued regarding the DOR Item regarding storage of tools and trash, including storage of vehicles not in a garage. Discussion continued regarding the number of vehicles allowed.

Motion was made by Chair Martindale, second by Member Bawcom, to bring this item back for a first reading, reflecting the suggested changes, at the April 11, 2022, meeting. Motion carried 5-0.

- F.4 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

VP Kerr pointed out this is a new rule, SCA/COA had guidelines. Research was completed. She outlined the difference between Light Home Occupation, and General Home Occupation. She also pointed out there are new definitions. She explained the reason for the COA Rules and Regulations is to adopt a reasonable rule and regulation, which clarifies and supports the

Declaration of Reservations (DORs) and to maintain standards in relation to the general purpose of the COA which is outlined in the DORs.

Open for public comment. No public comment received.

Vice Chair Vavrick explained Elko County has added six new conditional uses. Legal Counsel McConnell point out the SCA/COA can be more restrictive in the conditional uses and clarified conditional uses, zone changes and home occupations.

Discussion continued regarding residential buildings and accessory buildings and the use for a home of occupation. Included in the discussion was adding a plot plan requirement and discussion regarding Air B&Bs.

Motion was made by Member Czegledi, seconded by Chair Martindale, to bring this item back for a first reading, reflecting the suggested changes, at the April 11, 2022, meeting. Motion carried 5-0.

- F.5 Discussion and consideration to approve a Home Occupation Permit for **FIVE LITTLE MONKEYS DAYCARE, LLC**, type of business: **Daycare Facility with pre-school option in the upcoming year** located at **307 Lakeport Drive, (Tract 106A, Block 001, Lot 030) 1.00 acres.**

FOR POSSIBLE ACTION

VK Kerr explained the application, the property is owned by a different individual than the applicant. Kerr continued outlining the zoning and conditional uses allowed for AR zoning.

Applicant, Jeannet Reyes was present at the meeting. Applicant explained she is aware of childcare licensing. Chairman Martindale asked if Ms. Reyes had any licensing. Ms. Reyes indicated she has a business license, and advocate which is collaborating with her to go through the processes for childcare.

Opened for public comment. No public comment received.

Chair Martindale explained the issue with daycare verses option for a pre-school. Expanded on the zoning, conditional uses, home occupation permit and the requirements. Member Czegledi indicated he is fine with the day care option. Ms. Reyes discussed her possible options for a pre-school but currently her application is for a day care. Vice Chair Vavrick discussed traffic and parking concerns and would like to see more information. Mrs. Reyes discussed using the current back lot area for parking and changing the front of the house for a circular driveway. Vice Chair Vavrick inquired the number of children she was going to have under her care. Mrs. Reyes indicated she is allowed four (4). She is applying for a group permit allowing up to 12 children at one time. Member DiLulo asked how many vehicles are currently at the residence and the time frames for the traffic. Mrs. Reyes answered two (2). Mr. Reyes indicated customers are not parking, just dropping off the children. Mrs. Reyes described pick-up and drop-off times. She indicated the latest would be 9:00pm and requested no early times prior to 7:00am.

VP Kerr reminded the Committee there should be no external evidence of a home occupation. Member Vavrick requested more information regarding the parking, layout, hours of operation, changes in the home, and playground equipment. Legal Counsel McConnell indicated it is the Committee's pleasure and can set conditions, and gave examples of conditions. Member

Czegledi inquired if the applicant could get the information completed by the next meeting. Mrs. Reyes indicated she could have it completed by the end of the month.

Motion made by Member Czegledi, seconded by Member DiLulo to table the item, and be brought back to the COA at the next regular meeting. Motion passed 5-0.

- F.6 Discussion and consideration to approve a Home Occupation Permit for **NC INVESTIGATION, LLC**. type of business: **Private Investigations**, located at **224 Holyoke Place, (Tract 101A, Block 001, Lot 033) 4.260 acres.**

FOR POSSIBLE ACTION

VP Kerr indicated the application is from a COA member. Member Czegledi indicated he would abstain from voting on the application. Mr. Czegledi moved to the podium and discussed his history and qualifications for the business. He indicated he has no business sign and clients come do not come to the residence, some may at a later date, but not anticipating any.

Open for public comments. No public comments received.

Vice Chair Vavrck indicated this is the type of business which is exactly what a home occupation should be.

Motion made by Member Bawcom, seconded by Member DiLulo, to approve home occupation permit for NC Investigations, LLC at 224 Holyoke Place, (Tract 101A, Block 001, Lot 033). Motion carried 4-0, 1 – abstain.

- F.7 Review, discussion, and possible action regarding property violation of the COA Rules and Regulations, Item #25: Nuisance, located at **559 Abarr Drive, (Tract 402, Block 007, Lot 002) 1.030 acres.**

FOR POSSIBLE ACTION

VP Kerr explained receiving a nuisance complaint regarding aggressive dogs. She explained that nuisance complaints do not go through the normal notification process but come directly to the COA.

The property owner nor the complainant were present at the meeting.

Opened for public comment. No public comment.

Vice Chair Vavrck commented that this should be managed by animal control. Legal Counsel McConnel discussed the process for individuals to file a nuisance complaints and how COA handles and defends nuisances. VP Kerr indicated she has collaborated with both neighbors regarding these situations for the past six months. There was discussion regarding number of dogs allowed per property.

President Jessie Bahr commented on issues with dogs, and contacting the COA and maintaining confidentiality. VP Kerr clarified the process. When a homeowner contacts SCA/COA regarding dog issues, the SCA/COA recommends they contact animal control. If the homeowner wants to submit a complaint, SCA/COA does take the complaint, requests photos and/or videos regarding the issues. SCA does not require the complainant to appear. SCA/COA does request the homeowner, which the complaint is against, to appear.

Discussion continued regarding appearance before the COA, evidence, and defense regarding the nuisance.

Motion was made by Member Czegledi, seconded by Member Bawcom to table, staff make contact with both parties, to produce evidence in sufficient time prior to the April 11, 2022, meeting. Motion carried 5-0.

G. VIOLATIONS

- G.1. Review, discussion, and possible action regarding COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, COA R & R Exterior Condition of Structures, SCA DORs: Storage of Tools and Trash, and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **782 Bronco Drive, (Tract 403, Block 017, Lot 004) 1.020 acres.**

FOR POSSIBLE ACTION

Property Owner not present.

COA Secretary Bundrock reviewed the background of the property violations. Property was reviewed on Sunday, March 13, 2022, nothing has changed. She had spoken to the property owner, he indicated the property was going into foreclosure, she could not confirm if the foreclosure is true. Property owner indicated he had to contact the sheriff's office to have squatters removed. Property owner has received the certified notices.

VP Kerr reiterated the SCA has not received any notification the property was in foreclosure and the County still has the same property noted as the SCA.

Opened for public comment. No public comment.

Legal Counsel McConnell discussed foreclosure notices, processes, and procedures including assessments and COA violations. Chair Martindale reviewed photos and letters.

Motion made by Member DiLulo, seconded by Member Czegledi, to refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 782 Bronco Drive, (Tract 403, Block 017, Lot 004). Motion carried 5-0.

- G.2. Review, discussion, and possible action regarding COA R&R: Exterior Condition of Structures, SCA/DORs: Storage of Tools and Trash, COA R&R: 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 **17 Diamondback Place, (Tract 301, Block 002, Lot 003) 3.950 acres.**

FOR POSSIBLE ACTION

No property owner present.

COA Secretary Bundrock reviewed the background of the property. She indicated COA has not heard from the property owner.

Open for public comment. No public comment.

Discussion from Member Vavrick regarding length of time that has been allotted to the property owner.

Motion made by Chairman Martindale, seconded by Member DiLulo, to refer to SCA Board of Directors requesting to take legal action and uphold all fines regarding 17 Diamondback Place, (Tract 301, Block 002, Lot 003). Motion carried 5-0.

- G.3 Review, discussion, and possible action regarding SCA/DORs: Storage of Tools and Trash, COA R&R: Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds, COA R&R: Exterior Condition of Structures, COA R&R: Fences and Walls, COA R&R: Dead Trees/Shrubs and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **749 Diamondback Dr, (Tract 303, Block 002, Lot 002) 7.210 acres.**

FOR POSSIBLE ACTION

Property owner not present.

COA Secretary Bundrock reviewed the background information. COA has had no contact from the property owner. All certified mail is being returned.

VP Kerr pointed out the property has been reviewed. The property looks abandoned.

Open for public comment. No public comment.

Discussion from Member Vavruck regarding length of time that has been allotted to the property owner. Discussion continued based on the appearance of the property.

Motion made by Vice Chair Vavruck, seconded by Member Bawcom, to refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 749 Diamondback Drive (Tract 303, Block 002, Lot 002). Motion Carried 5-0.

- G.4 Review, discussion, and possible action regarding COA R&R: Exterior Condition of Structures: Paint House and COA R&R: Exterior Condition of Structures: Repair Shingles and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **452 Rawlings Dr, (Tract 304, Block 006, Lot 034) 1.010 acres.**

FOR POSSIBLE ACTION

Property Owner not present.

SCA Secretary Bundrock reviewed the background of the property. COA has had no contact from the property owner. All certified mail has been returned.

Open for public comment. No public comment.

COA members indicated there has been no change in photos of the property.

Motion made by Member DiLulo, seconded by Member Czegledi, to refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 452 Rawlings Drive, (Tract 304, Block 006, Lot 034). Motion carried 5-0.

- G.5 Review, discussion, and possible action regarding 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 **905 Spring Valley Parkway, (Tract 202, Block 028, Lot 018) 1.580 acres.**

FOR POSSIBLE ACTION

Property Owner not present.

SCA Secretary Bundrock reviewed the background of the property. COA has had no contact from the property owner.

Open for public comment. No public comment.

Vice Chair Vavruck commented on staff reviews, correspondence, e-mail and feels there has been no communications.

Motion made by Vice Chair Vavruck, seconded by Member Bawcom, to refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 905 Spring Valley Parkway, (Tract 202, Block 028, Lot 018). Motion carried 5-0.

- G.6 Review, discussion, and possible action regarding SCA DOR's: Storage of Tools and Trash, COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, COA R&R: 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 **907 Spring Valley Parkway, (Tract 202, Block 028, Lot 019) 1.560 acres.** ***FOR POSSIBLE ACTION***

Property Owner not present.

SCA Secretary Bundrock reviewed the background of the property. COA has had no contact from the property owner.

Open for public comment. No public comment.

Vice Chair Vavruck pointed out the property owner is non-responsive and has not communicated.

Motion made by Member Bawcom, seconded by Member Czegledi, to refer to the SCA Board of Directors requesting to take legal action and uphold all fines regard 907 Spring Valley Parkway, (Tract 202, Block 028, Lot 019). Motion carried 5-0.

- G.7 Review, discussion, and possible action regarding COA R&R's: Exterior Condition of Structures, COA R&R: 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 **393 Merino Drive, (Tract 202, Block 012, Lot 006) 1.030 acres.** ***FOR POSSIBLE ACTION***

Property Owner not present.

SCA Secretary Bundrock reviewed the background of the property. Property owner was in contact with the COA Secretary, however, was not able to attend the meeting. The owner did get a quote for siding and has decided to paint instead. He did provide some registrations and showing covering of vehicles. VP Kerr pointed out the property owner had indicated he had a contractor, the contractor was booked until January 2022, but has now decided to paint. The property owner was supposed to contact COA in January. COA did not hear from the property owner until notice was sent for this hearing. Pleasure of the Committee.

Open for public comment. No public comment.

Property Owner provided new photos dated March 14, 2022. Only two registrations, property owner has more than two inoperative, unregistered, unlicensed vehicles on his property. Chair Martindale discussed the COA rule and the photos. VP Kerr pointed out which registrations were submitted. Members discussed what violations still needed to be addressed and has not completed. Member Bacom asked for clarification from Legal Counsel McConnell regarding

the course of action SCA/BOD can take. Legal Counsel McConnell explained the options for action the SCA/BOD has at their discretion.

Motion made by Member Czegledi, seconded by Vice Chair Vavrck, to refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 393 Merino Drive, (Tract 202, Block 012, Lot 006). Motion carried 5-0.

- G.8 Review, discussion, and possible action regarding COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, 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 **439 Gypsum Lane, (Tract 202, Block 025, Lot 016) 1.160 acres.**

FOR POSSIBLE ACTION

Property Owner not present.

SCA Secretary Bundrock reviewed the background of the property. COA has had no contact from the property owner.

Open for public comment. No public comment.

Members discussed the photos presented. Items falling down and staff has tried to contact the property owner.

Motion made by Member DiLulo, seconded by Member Czegledi, to refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 439 Gypsum Lane, (Tract 202, Block 025, Lot 016) Motion carried 5-0.

- G.9 Review, discussion, and possible action regarding COA R&R's: 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

Mr. Donald Micolichek was present at the meeting via telephone, zoom.

COA Secretary Bundrock explained the background of the property, the property owner has been in contact with her, she outlined what has accomplished in the cleanup efforts.

Mr. Micolichek indicated he is dismantling the camper, will cover the other one in the back, weed cleanup is in progress and he is continuing working on the property.

Opened for public comment. No public comment.

Member Bawcom inquired how long would it take to complete the cleanup. Mr. Micolichek indicated a couple of months. Member Vavrck referenced 30 days. Property owner indicated they can finish the cleanup in one month. Member Czegledi indicated the 30-day requirement is a "hard" number. Property owner indicated if the process takes longer, he will call. Member Vavrck commented that communication is the key. Discussion took place regarding the timing of the next meeting is in 28 days not 30 days. Property owner acknowledged he could complete the projects by the 28-day period.

Motion was made by Member Czegledi, seconded by Chairman Martindale, to table the agenda item until April 11, 2022, meeting, and have staff review the property, the issues must be resolved. Motion carried 5-0

- G.10 Review, discussion, and possible action regarding COA R&R's: Exterior Condition of Structures, SCA DOR's: Storage of Tools and Trash, COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, COA R&R's: Exterior Condition of Structures: Replace Shingles and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **531 Brent Drive, (Tract 202, Block 019, Lot 003) 1.220 acres.**

FOR POSSIBLE ACTION

Property Owner not present.

SCA Secretary Bundrock reviewed the background of the property. COA has had no contact from the property owner.

Open for public comment. No public comment.

Member DiLulo pointed out it have been over a year with zero contact.

Motion made by Member Czegledi, seconded by Member Bawcom, to refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 531 Brent Drive, (Tract 202, Block 019, Lot 003). Motion carried 5-0.

- G.11 Review, discussion, and possible action regarding SCA DOR's: Storage of Tools and Trash, COA R&R's: Exterior Condition of Structures, 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 **429 Merino Drive, (Tract 202, Block 012, Lot 012) 1.360 acres.**

FOR POSSIBLE ACTION

Property Owner not present.

SCA Secretary Bundrock reviewed the background of the property. Property owner indicated he could not attend today. He provided some of the registrations and pictures. VP Kerr informed the Committee the DMV now allows for three (3) year registrations. COA cannot determine what year the registration expires. COA needs to be able to determine if the registration has expired. Additionally, the connex boxes are not properly painted.

Open for public comment. No public comment.

Member DiLulo requested information regarding the RVs have to belong to the homeowner and a restricted number of RV on the property. VP Kerr and Legal Counsel McConnell clarified the rules. Discussion continued regarding DOR Item regarding storage of tools and trash.

Motion made by Member DiLulo, seconded by Vice Chair Vavrick, to refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 429 Merino Drive, (Tract 202, Block 012, Lot 012). Motion carried 5-0.

- G.12 Review, discussion, and possible action regarding 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 **440 Westby Drive, (Tract 202, Block 012, Lot 032) 1.370 acres.**

FOR POSSIBLE ACTION

Property Owner not present.

SCA Secretary Bundrock reviewed the background of the property. COA has had no contact from the property owner.

Open for public comment. No public comment.

Motion made by Member Bacom, seconded by Vice Chair Vavruck to refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 440 Westby Drive, (Tract 202, Block 012, Lot 032). Motion carried 5-0.

- G.13 Review, discussion, and possible action regarding COA R&R: Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds, COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, SCA DOR's: Storage of Construction Materials, 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 **369 Buffside Court, (Tract 201, Block 004, Lot 035) 1.25 acres.**

FOR POSSIBLE ACTION

Property Owner not present.

SCA Secretary Bundrock reviewed the background of the property. COA has had no contact from the property owner.

Open for public comment. No public comment.

Vice Chair Vavruck, Member Czegledi agreed no effort has been made by the property owner.

Motion made by Member Czegledi, seconded by Vice Chair Vavruck, to refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 369 Buffside Court, (Tract 201, Block 004, Lot 035). Motion carried 5-0.

- G.14 Review, discussion, and possible action regarding COA R&R: Exterior Condition of Structures: Buildings and 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 **538 Brent Drive, (Tract 202, Block 020, Lot 010) 1.04 acres.**

FOR POSSIBLE ACTION

Property Owner not present.

SCA Secretary Bundrock reviewed the background of the property. COA has had no contact from the property owner.

Open for public comment. No public comment.

Member DiLulo felt the property looked better. Vice Chair Vavruck commented on the timeline for follow up and the reviews conducted by staff.

Motion made by Vice Chair Vavruck, seconded by Member Czegledi, to refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 538 Brent Drive, (Tract 202, Block 020, Lot 010). Motion carried 5-0.

- G.15 Review, discussion, and possible action regarding COA R&R: Exterior Condition of Structures: Buildings and Sheds, 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) 2.22 acres.**

FOR POSSIBLE ACTION

Property Owner not present.

SCA Secretary Bundrock reviewed the background of the property. Property owner contacted staff on March 03, 2022, stating he was painting the whole house when the weather warms up. Reviewed March 14, 2022 provide pictures. Property owner indicated it was cleaned up and is ready for review.

Open for public comment. No public comment.

Member Czegledi recognized the property owner has made progress. Chair Martindale indicated there is still work to be completed. Vice Chair Vavrick would like to give the property owner an additional 30 days. Discussion continued regarding the progress of the property owner.

Motion made by Member Czegledi, seconded by Member Bawcom, to table agenda item G.15 until May 09, 2022, directing staff to send the property owner a letter recognizing his progress and providing an extension to finish cleaning up the property located at 529 Tiffany Drive, (Tract 202, Block 020, Lot 052). 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

Legal Counsel McConnell discussed legal counsel report.

I. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the February 14, 2022, special meeting.
Approval of minutes from the February 14, 2022, regular meeting

FOR POSSIBLE ACTION

Open for public comment. No public comment received.

Motion made by Member DiLulo, seconded by Member Czegledi, moved to accept the February 14, 2022, special meeting minutes and February 14, 2022, regular meeting minutes. Motion carried 5-0

J. REPORTS

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

VP Kerr reviewed the reports.

No public comment presented.

Motion was made by Member Czegledi, seconded by Member Bawcom, moved to accept all three reports, revenue, occupancy, and violation for February 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

L. NEXT REGULAR MEETING

The next regular meeting of the Committee of Architecture is scheduled for Monday, April 11, 2022.

FOR POSSIBLE ACTION

M. ADJOURN MEETING

FOR POSSIBLE ACTION

Meeting adjourned at 9:01pm.