



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, April 11, 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, April 6, 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 REGULAR COA MEETING ROOM IS ACCESSIBLE TO THE PUBLIC FOR THIS MEETING. YOU ARE WELCOME TO ATTEND IN PERSON. THE SPRING CREEK ASSOCIATION REGULAR COA MEETING FOR APRIL 11, 2022, WILL ALSO BE AVAILABE VIA ZOOM.

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Participant ID: 884 4942 1297 Passcode: 791073

1-346-248-7799

1-253-215-8782

Comments may be submitted by e-mail to: COA@springcreeknv.org by April 8th, 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, April 11, 2022
401 Fairway Blvd, Spring Creek, NV 89815
Zoom Access Available**

AGENDA

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

Vice Chair Vavrick called the meeting to order on Monday, April 11, 2022, at 5:30pm. Zoom information was provided for individuals to call into the meeting.

B. ROLL CALL

COMMITTEE MEMBERS:

Kevin Martindale – Chair – Present via telephone, Zoom / Left the meeting at 8:41pm.

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.

E. UNFINISHED BUSINESS

- E.1 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

COA Secretary Bundrock explained the COA voted at the March 11, 2022, meeting to table this item asked the property owner to provide more information.

Property owner, Jeannet Reyes, provided and explained maps of her property, as requested by COA.

Opened for public comment. No public comment.

Member DiLulo indicated parking looked adequate. Vice Chair Vavruck inquired about discussions with Ms. Reyes neighbors. Ms. Reyes described her situation with her neighbors. Audio quit at 8:35pm. Audio resumed at 8:37pm

Motion made by Member Czegledi, seconded by Member Bawcom to approve home occupation permit for a day care facility only at 307 Lakeport Drive, (Tract 106A, Block 001, Lot 030). Motion carried 5-0.

- E.2 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

COA Secretary Bundrock provided background indicating the Committee had requested this item be returned for discussion due to the no one had appeared at the last meeting.

Ms. Jessica Pollard was present. She indicated she worked on this situation for over a year. She described the various solutions they have tried. Vice Chair Vavruck inquired about discussions with the neighbors. Ms. Pollard described her relationship with the neighbors. Elko County Sheriff's Office has been notified; only verbal reports have been made.

Opened for public comment. No public comment.

Legal Counsel Katie explained the options the COA Committee has available to them. Member discussion continued regarding the dog's aggressiveness. Discussion continued with the property owner regarding the next steps and asked she provide video via jump drive.

Motion made by Member DiLulo, seconded by Member Bawcom, to refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding nuisance at 559 Abarr Drive, (Tract 402, Block 007, Lot 002.) Motion carried 4-0.

- E.3 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

COA Secretary Bundrock provided the background information. She provided additional documentation regarding progress made.

Property owner not present.

Open for public comment. No comment.

Vice Chair Vavruck asked if the property owner has been in communication. COA Secretary Bundrock indicated they have been in communication and have made some progress. Member Czegledi ask for an additional property review.

Member Czegledi made a motion to table this item until an additional property review can be completed before the next meeting. Motion withdrawn. Member discussion continued regarding the time it is taking to get things accomplished.

Motion made by Member Czegledi, seconded by Member DiLulo, to table this item until an additional property review can be completed before the next meeting and direct staff to contact the property owner located at 467 Gypsum Drive, (Tract 202, Block 021, Lot 010). Motion carried 4-0.

- E.4 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

COA Secretary Bundrock provided the background information, pointing out the COA Committee tabled this item at the February 14, 2022, meeting. New photos were provided showing significant improvement.

Opened for public comment. No public comment.

Property owner not present.

Members discussed new photos and items cleaned up by property owner. VP Kerr discussed option with members. Member DiLulo pointed out there has been significant change.

Motion made by Member DiLulo, seconded by Member Bawcom, to contact the property owners at 475 Rawlings Dr., to mow weeds, pick up pallets. Motion withdrawn.

Motion made by Member DiLulo, seconded by Member Bawcom, to table the item until the next meeting and direct staff to contact the property owners regarding additional items at 475 Rawlings Dr. (Tract 304, Block 007, Lot 005). Motion carried 4-0.

- E.5 Review, discussion, and possible action regarding COA Rules and Regulations: Right-of-Way Storage and Parking, SCA/DOR: Storage of Tools and Trash, COA Rules and Regulations: Inoperative/Unregistered/Unlicensed Vehicles and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **857 Black Oak Drive, (Tract 402, Block 004, Lot 007).**

FOR POSSIBLE ACTION

COA Secretary Bundrock provided the background information, pointing out the COA tabled this item January 10, 2022, until April 11, 2022, meeting. Registration for the grey car was provided. That portion has been closed. There still are additional unlicensed, unregistered vehicles on the property. No Contact since January 12, 2022.

Property owner not present.

Open for public comment. No public comment.

Members discussed the RV is still in the ROW and items are still in the back. Vice Chair Vavrck recommended to send to the SCA Board of Directors.

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 fined regarding 857 Black Oak Drive, (Tract 402, Block 004, Lot 007). Motion carried 4-0.

F. NEW BUSINESS

- F.1 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) – 1.59 acres.**

FOR POSSIBLE ACTION

VP Kerr provided background information.

Property owner not present.

Open for public comment. No public Comment.

Members asked if this was a 4-H project. VP Kerr pointed out this is a 4-H project. applicant did not fill out the 4-H portion of the application. Member DiLulo pointed out there is no shelter shown on the drawings. VP Kerr clarified livestock must have a shelter.

Motion made by Member DiLulo, seconded by Member Czegledi, to table this item until the next meeting for the property located at 865 Black Oak Drive, (Tract 402, Block 004, Lot 008) to discuss shelter for the animals.
Motion carried 4-0.

- F.2 Review, discussion, and possible action to approve a Livestock Permit for two (2) goats at **686 Hayland Drive, (Tract 202, Block 010, Lot 054) – 1.03 acres.**

FOR POSSIBLE ACTION

Property owner was present. Ms. Everardo explained the goats are small they have three layers of fencing. Member DiLulo expressed appreciation for the detailed information.

Opened for public comment. No public comment.

Motion made by Member Bawcom, seconded by Member Czegledi, to approve a livestock permit for two (2) goats at 686 Hayland Drive, (Tract 202, Block 010, Lot 054). Motion carried. 4-0.

- F.3 Review, discussion, and possible action to approve a Livestock Permit for two (2) pigs at **347 Fairgrove Drive, (Tract 401, Block 004, Lot 005) – 2.81 acres.**

FOR POSSIBLE ACTION

COA Secretary Bundrock provided an additional picture of the shelter on the property. This is a 4-H project.

Property owner not present.

Open for public comment. No public comment.

Members discussed the pallet fence and the shelter including the blue tarp. SCA Sec/Treasurer Austin-Preston clarified fencing and tarp concerns.

Motion made by Member Bawcom, seconded by Member DiLulo, to approve a livestock permit at 347 Fairgrove Drive, (Tract 401, Block 004, Lot 005). Motion carried 4-0.

- F.4 Review, discussion, and possible action to approve a Livestock Permit for two (2) swine/pigs at **594 Palace Parkway, (Tract 402, Block 010, Lot 055) – 2.81 acres.**

FOR POSSIBLE ACTION

COA Secretary Bundrock provided background information. This is a 4-H project. Student is working the project by himself.

Property owner not present.

Open for public comment. No public comment.

Members discussed the project, felt the project and application was very well done.

Motion made by Member Czegledi, seconded by Member DiLulo, to approve a livestock permit at 594 Palace Parkway, (Tract 401, Block 004, Lot 005). Motion carried 4-0.

- F.5 Review, discussion, and consideration to approve a Home Occupation Permit for **FOUR STONES FARM**, type of business: **Market Farm**, located at **860 Eastlake Drive, (Tract 403, Block 013, Lot 008) 2.54 acres.**

FOR POSSIBLE ACTION

COA Secretary provided background information.

John Featherston, property owner, was present. He provided a slide presentation regarding the details of his home occupation, which included education of the community. They sell exclusively at farmer's markets, thus no traffic.

Member DiLulo and SCA Sec/Treasurer Austin-Preston complimented on the ascetics of the property. Mr. Featherston discussed vendors for the Farmer's Market and how Spring Creek can help. Member Czegledi was impressed with the licensure.

Open for public comment. No public comment.

Motion made by Member Bawcom, seconded by Member Czegledi, to approve a home occupation permit for Four Stones Farm, located at 860 Eastlake Drive, (Tract 403, Block 013, Lot 008). Motion carried 4-0.

- F.6 Consideration and discussion regarding a request to appear before the Committee of Architecture, regarding notices of non-compliance, by **Louis Ash, 420 Cameo Drive, (Tract 107, Block 005, Lot 005) – 3.535 acres.**
FOR POSSIBLE ACTION

COA Secretary Bundrock provided background information. Property owner requested to be on the agenda. He was contacted and given an agenda request, did not turn in the request. VP Kerr clarified when and how the property owner requested to be on the agenda.

Property owner not present.

Opened for public comment. No public comment.

Vice Chair Vavrick moved, seconded by Member Czegledi, to take no action at 420 Cameo Drive, (Tract 107, Block 005, Lot 005). Motion carried 4-0.

- F.7 Review, discussion, and consideration to approve a **Commercial Sign Permit** for **The Hub**, located at **232 Spring Creek Parkway, (Tract 106A, Block 002, Lot 004) - 0.63 acres.**
FOR POSSIBLE ACTION

COA Secretary Bundrock provided background regarding the application, and included an additional handout with the correct sign dimensions.

Ms. Jennifer Morreale was present. She described her lot as commercial and the improvements they are conducting.

Open for public comment, No public comment.

Motion made by Member Czegledi, seconded by Member DiLulo, to approve a commercial sign permit for The Hub, located at 232 Spring Creek Parkway, (Tract 106A, Block 002, Lot 004). Motion carried 3-1.

G. VIOLATIONS

- G.1. 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 **691 Thistle Lane, (Tract 401, Block 012, Lot 006) 2.040 acres.**
FOR POSSIBLE ACTION

COA Secretary Bundrock presented the background information. No contact from property owner.

Property owner not present.

Opened for public comment. No public comment.

Members discussed the condition the property.

Motion was made by Member Bawcom, seconded by Member DiLulo to refer to SCA Board of Directors requesting to take legal action and uphold all fines regarding 691 Thistle Lane, (Tract 401, Block 012, Lot 006). Motion carried 4-0.

- G.2 Review, discussion, and possible action regarding COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, COA R&R: Unsightly: Storage of Tools and Trash and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **387 Lawndale Drive, (Tract 103, Block 006, Lot 113) 1.290 acres**
FOR POSSIBLE ACTION

COA Secretary Bundrock provided background information. No contact from property owner.

Property owner not present.

Opened for public comment. No public comment.

Member DiLulo discussed the length of time the property owner has had to rectify the violations.

Motion was made by Member Czegledi, seconded by Member Bawcom, to refer to SCA Board of Directors requesting to take legal action and uphold all fines regarding 387 Lawndale Drive, (Tract 103, Block 006, Lot 113). Motion carried 4-0.

- G.3 Review, discussion, and possible action regarding SCA DOR's: Unsightly: Storage of Tools and Trash, 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 **653 Abarr Drive, (Tract 402, Block 007, Lot 022) 1.230 acres.**
FOR POSSIBLE ACTION

COA Secretary Bundrock provided background information. Property owner contacted COA the previous week. Documentation provided.

Property owner not present.

Opened for public comment. No public comment.

Member Czegledi pointed out the exterior of the home is in worse condition. Member DiLulo indicated the new photos show no change in the property from the first photos to the recent photos.

Motion made by Member DiLulo, seconded by Member Bawcom, to refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 653 Abarr Driver, (Tract 402, Block 007, Lot 022). Motion carried 4-0.

- G.4 Review, discussion, and possible action regarding COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, 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 **671 Spring Valley Parkway, (Tract 202, Block 003, Lot 064) 1.000 acres.**
FOR POSSIBLE ACTION

COA Secretary Bundrock presented the background information. Property owner's son contacted COA. Documentation provided. They will provide registration of the vehicles.

Property owner not present.

Opened for public comment. No public comment.

Members discussed the condition of the property. Member Czegledi indicated upon visiting the property there has been progress.

Motion made by Member DiLulo, seconded by Member Bawcom, to table this item until the June 01st, 2022, for the June meeting, regarding property located at 671 Spring Valley Parkway, (Tract 202, Block 003, Lot 064). Motion carried 4-0.

- G.5 Review, discussion, and possible action regarding COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, 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 **635 Aesop Drive, (Tract 401, Block 017, Lot 002) 2.530 acres.**
FOR POSSIBLE ACTION

COA Secretary Bundrock provided background information. No contact from property owner.

Property owner not present.

Opened for public comment. No public comment.

Members discussed lack of communication from property owner.

Motion made by Member DiLulo, seconded by Member Bawcom, to refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding 635 Aesop Drive, (Tract 401, Block 017, Lot 002). 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 **678 Aesop Drive, (Tract 401, Block 019, Lot 049) 2.280 acres.**

FOR POSSIBLE ACTION

COA Secretary Bundrock provided the background information. No contact from property owner.

Property owner not present.

Opened for public comment. No public comment.

Members discussed no communication from property owner.

Motion made by Member Czegledi, seconded by Member DiLulo, to refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding property at 678 Aesop Drive, (Tract 401, Block 019, Lot 049). Motion carried 4-0.

- G.7 Review, discussion, and possible action regarding COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, COA R&R: Exterior Condition of Structures, SCA DOR: Unsightly: Storage of Tools and Trash, COA R&R: Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **751 Bronco Drive, (Tract 403, Block 003, Lot 034) 1.140 acres.**

FOR POSSIBLE ACTION

COA Secretary Bundrock provided background information. No contact from property owner.

Property owner not present.

Opened for public comment. No public comment.

Members discussed lack of communication from property owner.

Motion made by Member Bawcom, seconded by Member DiLulo, to refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding property at 751 Bronco Drive, (Tract 403, Block 003, Lot 034). Motion carried 4-0.

- G.8 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 **817 Black Oak Drive, (Tract 402, Block 004, Lot 002) 1.000 acres.**

FOR POSSIBLE ACTION

COA Secretary Bundrock provided background information. No contact from property owner.

Property owner not present.

Opened for public comment. No public comment.

Members discussed registrations of vehicles. Vehicles are still there.

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 property at 817 Black Oak Drive, (Tract 402, Block 004, Lot 002). Motion carried 4-0.

- G.9 Review, discussion, and possible action regarding SCA R&R: Unsightly: Storage of Tools and Trash, COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, 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 **916 Spring Valley Parkway, (Tract 202, Block 029, Lot 021) 1.710 acres.**

FOR POSSIBLE ACTION

COA Secretary Bundrock provided background information. No contact from property owner.

Property owner not present.

Opened for public comment. No public comment.

Members discussed no communication from 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 property at 916 Spring Valley Parkway, (Tract 202, Block 029, Lot 021). Motion carried 4-0.

- G.10 Review, discussion, and possible action regarding COA R&R: Inoperative, Unregistered, Unlicensed Vehicles, COA R&R: Exterior Condition of Structures, 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 **968 Wolf Creek Circle, (Tract 402, Block 011, Lot 004) 2.130 acres.**

FOR POSSIBLE ACTION

COA Secretary Bundrock presented the background information. No contact from property owner.

Property owner not present.

Opened for public comment. No public comment.

Members discussed the condition of the property, no changes.

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 property at 968 Wolf Creek Circle, (Tract 402, Block 011, Lot 004). Motion carried 4-0.

H. COMMITTEE OF ARCHITECTURE RULES & REGULATIONS

- H.1 Discussion and consideration to approve the second reading of the Committee of Architecture Rules and Regulations entitled: **COA ENFORCEMENT OF DORS AND COA RULES AND REGULATIONS.** This section outlines the general purpose, procedure for enforcement and the notice(s) of non-compliance.

FOR POSSIBLE ACTION

VP Kerr discussed this is a second reading and outlined the purpose of the rule.

Open for public comment. No public comment.

No changes from members.

Motion made by Member Bawcom, seconded by Member DiLulo, to approve the second reading of COA R&R entitled "COA Enforcement of DORS and COA Rules and Regulations." Motion carried. 4-0

- H.2 Discussion and consideration to approve the second reading of the Committee of Architecture Rules and Regulations entitled: **INOPERATIVE, UNREGISTERED, AND/OR UNLICENSED VEHICLES.** This amendment defines the rule and regulation outlining the requirements regarding inoperative, unregistered, and/or unlicensed vehicles located on homeowner's properties.

FOR POSSIBLE ACTION

VP Kerr discussed this is a second reading and outlined the purpose of the rule. Pointed out there was a first reading, March 14, 2022, another first reading on March 28, 2022.

Open for public comment. No public comment.

No changes from members.

Motion made by Member Czegledi, seconded by Member DiLulo, to approve the second reading of COA R&R entitle “Inoperative, Unregistered, and/or Unlicensed Vehicles.” Motion carried. 4-0.

- H.3 Discussion and public input regarding 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. Public input regarding proposed changes to this rule is sought.

NON-ACTION ITEM

Jessie Bahr, SCA President, explained this item is non-action and for discussion only. She explained the goal for this discussion is to hear from the public and clarify concerns and misinformation regarding this issue. Discussion continued around creating a balance for homeowners of AR (Agricultural/Residential) lots. This is a process for establishing guidelines for home occupations. She explained the process for discussion.

Katie McConnell, Legal Counsel, explained the process for obtaining community input and feedback. She explained the process for passing a new rule. There has been ambiguity and confusion regarding the current Home Occupation rules and definition. She continued by distinguishing the differences between, permitted uses, conditional uses, home occupation uses, and commercial uses; along with purchasing property within a homeowner’s association (HOA). She explained some of the similarities and differences between the HOA and the county zoning laws and processes, including when purchasing property within an HOA versus purchasing in the county.

Jessie Bahr explained this process is expanding the uses for home occupation within Spring Creek Association (SCA). During the meeting, each item will be addressed separately.

VP Kerr explained the draft had not been approved by the Committee of Architecture (COA). She explained this is a draft of a new proposed rule, due to the current rule and guidelines are ambiguous. The rule expands on the guidelines. VP Kerr explained the difference between Light Home Occupation and General Home Occupation.

Open for public comment.

Ms. Kim Pearson presented her concerns about the draft regarding home occupations. She discussed her current situation and how it does not impact the community. She asked the Committee to reconsider the current draft regarding the verbiage, the fees, the application requested information, renewal frequency, and the requirement one has to apply for a home occupation. VP Kerr responded the application is a generic form and this is one of the reasons the committee needs to update the rules, guidelines and application. Ms. Pearson pointed out more people are working from home due to COVID restrictions; have not returned to the office environment, and business is being conducted differently. Legal Counsel McConnell suggested the language explaining the difference between a home occupation and working from home could be reviewed and addressed. Discussion continued regarding the Secretary of State (NV) and the charges they require. Ms. McConnell explained the COA process regarding renewals.

Mr. David Potter had questions about the fees. He explained his current situation. He conducts work outside of his home. He asked if the Committee would address the fees. President Bahr explained the sentiment of the Committee and Board is to create a balance for all neighbors. She explained that SCA wants to expand the business into Spring Creek and is creating a “business committee.”

(Phone/Zoom Comment) Ms. Terry Ferguson, explained she has a home occupation. She identified with the “General Home Occupation.” Her comment centered around the number of employees allowed. Vice Chair Vavrick explained this is a draft and the Committee can look at the number of employees allowed.

Mr. Gary Powell identified his home occupation, explained his current situation, and felt the current draft would exclude him from operating. He asked to have the 25% restriction line item addressed. Legal Counsel McConnell explained the current agenda item is not agenzized to discuss individual/specific home occupations. Mr. Powell requested clarification on who decides what category a business falls in. Mr. McConnell pointed out this is the reason we are having this discussion, trying to identify guidance regarding specifics associated with types of businesses. She pointed out the draft does not say general occupations are not allowed. Mr. Powell also expressed concern about the two categories, light and/or general. President Bahr discussed the possibility of adding some home occupations for consideration.

Vice Chair Vavrack reminded the audience about the format for addressing each item in the draft proposal. He pointed out the application expands on the acceptable occupations. Legal Counsel McConnell discussed light and general occupations utilizing shops versus homes.

Ms. Tina Diedrichsen indicated she does not have a home occupation. She does have individuals which live around her that do have home occupations. Her inquiry is to why this topic has come up recently? President Bahr explained this topic has been a concern for quite some time. She outlined the number of different types of business that have been brought before the Committee they may not be a real home occupation/business, this is a matter of going forward, retaining a balance, and providing protection against business that should be classified a commercial business being conducted next to a residence. Vice Chair Vavrack explained the Committee is looking for consistent decisions based on consistent guidelines.

Mr. Bernard Addenbrooke discussed his concern about the home occupation be completed completely indoors. He indicated he has a home occupation that is outside. He also wanted to know the difference between someone working from home and a home occupation. Vice Chair Vavrack explained things have changed from a few years ago and working from home as become the norm.

Vice Chair Vavrack called for any further public comments. No further public comment on this section.

Vice Chair Vavrack read item **one (1)** from the General Requirements. VP Kerr explained standards, and requirements outlined in paragraph was established to hear from the applicant about their specific request due to the inability to list every occupation in the rule or on the application. Each application would be looked at as a case-by-case basis.

Open for public comment. No public comment.

Vice Chair Vavrack read item **two (2)** from the General Requirements. VP Kerr explained that item number two regarding State Business Licenses would be changed as to not included the State Business License requirement. The application will reflect a question inquiring about required licenses for the home occupation in question.

Open for public comment. No public comment.

Vice Chair read item number **three (3)** from the General Requirements. VP Kerr explained this requirement is not new, it has been in existence in the DORs. She also explained the County has a similar requirement.

Mr. John Featherston indicated that he has a home occupation on the agenda. He discussed his current property. His concern was the verbiage regarding the seeing external/outside evidence of a home occupation. Legal Counsel McConnell suggested the rule could reference agricultural occupations in the verbiage. In reference to the 25% usage inside the home, if the percentage was above 50% usage inside the home, the residence is no longer of principal or primary use. She suggested having the Committee consider looking at a percentage of the home and full use of the accessory building. Member Czegledi discussed the using the home for the paperwork, but the accessory building could be used for work.

Ms. Theresa Androzzi operates a training stable. She is also concerned about the external/outside evidence of a home occupation as she rides outside. President Bahr explained why we are listening to the community at this meeting and will try and incorporate their ideas and suggestions into the next draft.

Mr. David Potter expressed concern about development of the draft came about quickly. He has concerns about the rule changing with new members. President Bahr explained the home occupation rule has been in existence since the Declaration of Reservations (DORs) came into existence. She further explained the COA is in the process of trying to expand and clarify the current rule. She addressed Mr. Potter concern about rules possibly changing in two years. She reiterated the goal on how to help homeowners, encourage new businesses, create balance, and consistency.

Ms. Kim Pearson requested clarification on how long these rules have been in existence. She questioned the option portion to apply for a home occupation as listed in the current COA rules and regulations versus requiring an application. President Bahr explained, the process for updating COA rules and regulations.

Ms. Jennifer Morreale discussed her concern regarding “no outside evidence.” She explained she has food truck. Legal Counsel, McConnell explained the difference on parking full time at the home versus vehicles leaving the residence, thus not at the residence full time. This could be addressed in item number seven (7).

Mr. Gary Powell asked for clarification on definitions regarding main residence, principal and dwelling units. VP Kerr talked about the proposed definitions including adding additional definitions as needed. Mr. Powell pointed out it is confusing to have different references to units and is requesting the use of defined and specific language to the amount of usage in the home and accessory units.

Mr. Chase Rankin explained he felt the 25% is too restrictive, requested the COA use the state guidelines. Legal Counsel McConnell discussed the County's rule outlining 20% of the total usable space for home occupation.

Ms. Terri Russell discussed her body shop business and the process she is going through to get her business licenses.

Vice Chair Vavrack ask for any further comment No public comment.

Vice Chair Vavrack read item number **four (4)** from the General Requirements.

Ms. Terry Ferguson (Phone/Zoom) asked a question regarding training employees at her home and within the vehicles where the equipment is kept. VP Kerr explained the training was not full time, thus this is not considered exterior evidence.

Vice Chair Vavrack called for further comment. No public comment.

Vice Chair Vavrack read item number **five (5)** from the General Requirements.

VP Kerr explained this section is part of the DORS identified in the AR zoned lots and also part of the County's requirements for signs.

Vice Chair Vavrack called for public comment.

Mr. Tyler Porter indicated the DMV requires signs be visible from the nearest road. Feels the sign size is not adequate. President Bahr explained the size is outlined in the DORs and County. Discussion continued on the process and what is entailed to change the DORs. She continued to explain the balance between homeowners who have a home occupation and the homeowner, neighbors, who may make a complaint.

Ms. Eva Owsian asked how is the Association going to ensure people are made aware of the home occupations which is located next door? President Bahr explained the new homeowners need to work through their realtors. Ms. Owsian asked if there could be a map created identifying locations for home occupations. Ms. Bahr explained the SCA could help market the homeowners with home occupations by participating in the SCA business directory if they so choose.

Mr. (Inaudible) had a question regarding signage or advertising on vehicles and if that is considered signage or advertising. President Bahr indicated this could be clarified in the next draft.

Vice Chair Vavrack called for further public comment. No further public comment.

Vice Chair Vavrack read item **six (6)** from the General Requirements.

VP Kerr explained this item relates to increased traffic in a residential area and advertising for the increase of customers to come to the home as in a commercial business.

Vice Chair Vavrack called for public comment.

Mr. Tyler Porter requested clarification of the difference between a garage sale and a home occupation. Legal Counsel McConnell explained a home occupation is continual use, garage sales, birthday parties are not a continual use.

Ms. Jennifer Morreale had questions about the appointment part, and advertising including other agencies' requirements for putting address on various products for certain businesses. Legal Counsel McConnel indicated different verbiage/language can be inserted clarifying information about appointments, advertising is specific to the DORs. We can add language to reference vehicles.

Vice Chair Vavrick called for further public comment. No public comment.

Vice Chair Vavrick read item **seven (7)** from the General Requirements.

VP Kerr explained the DORs and the County the requirements in relation to traffic and parking.

Mr. John Featherston recommend changing the verbiage regarding incidental traffic.

Mr. Bernard Addenbrooke requested clarification on the type and number of vehicles. VP Kerr indicated changes can be made to the verbiage to clarify concerns. Legal Counsel McConnell confirmed we can change the verbiage.

Ms. Jennifer Morreale had a concern about parking her food truck at night. Legal Counsel McConnell confirmed we can change the verbiage to be more specific.

Ms. Terri Ferguson requested the verbiage be changed.

Vice Chair Vavrick read item **eight (8)** from the General Requirements.

VP Kerr explained the list includes some of the previous home occupations. She explained the rule does not list every possible occupation; but represent the conceptual type occupations. Additionally, she explained that home occupations applications are taken on a case-by-case basis.

Vice Chair Vavrick asked for public comment.

Mr. John Featherston commented as to why should any list identified. It presents as if these are the only ones acceptable. VP Kerr explained this provides examples on the application.

Ms. Orr requested creating a list that does not require a permit. President Bahr referenced the discussion that took place under light occupations.

Ms. Rikki Bundrock, COA Secretary, indicated she has a home occupation. She recommended homeowners ask themselves if the home occupation would create a violation as a homeowner.

Mr. Cortney Hunt described his personal situation. President Bahr explained the SCA is an HOA and how the rules apply to homeowners.

Vice Chair Vavrick asked for further public comment. No public comment.

Vice Chair Vavrick read item number nine (9) from the General Requirements.

Legal Counsel McConnell clarified this particular list came from the County's AR zoning conditional use list and thus are not a home occupation.

Ms. Theresa Androzzi asked what is a "non-household" stable and requested any reference to stables be eliminated from the verbiage. Legal Counsel McConnell commented on conditional uses listed at the County and within the DORs. She also had concerns about welding being listed and other existing businesses. Legal Counsel McConnell clarified if a business is in operation does not mean they are a home occupation. Ms. Androzzi indicted every business is a commercial business.

Mr. Gordon Russel questioned what would happen with those business that do not have a home occupation permit. President Bahr explained working with business one-on-one in regards to their particular situation.

Mr. John Featherston reiterated having verbiage and homeowners due their own due diligence regarding their business.

Ms. Jennifer Morreale asked why is the Association concerned about welding? VP Kerr explained some of the restrictions are enacted by the county. This can be revisited.

Mr. Bernard Addenbrooke had questions about welding verbiage regarding maintaining my personal vehicles. Legal Counsel McConnell clarified the verbiage says shall not be permitted as a home occupation.

Vice Chair Vavrick called for further public comment. No further comment.

Vice Chair Vavrick read item number **ten (10)** from the General Requirements.

VP Kerr explained the verbiage used was based on language obtained from other HOA regarding nuisances.

Mr. David Potter questioned about mowing his lawns and dust. It was pointed out that mowing one's lawn is not a home occupation.

Ms. Theresa Androzzi commented on the verbiage regarding dust and noise. President Bahr indicated the verbiage/language can be looked at.

Mr. Cameron Helming commented on the type and size of equipment could be clarified and why the word "glare" was included.

Vice Chair Vavrick called for further public comment. No public comment.

Vice Chair Vavrick read item number **eleven (11)** from the General Requirements.

VP Kerr explained this is similar to the existing rule within the COA and DORS.

Mr. Kanyon Fillmore how does this apply or why is the rule in the COA Rules and Regulations if it is already in the DORS?

VP Kerr explained this rule is listed to make sure any exterior building did match the general appearance of the home. COA Rules and Regulations help clarify some of the DORS.

Mr. Bernard Addenbrooke expressed his concern that appearance is subjective and opinionated. He is also concerned that someone might change the rule later. Legal Counsel McConnell referenced a discussion will take place regarding "grandfathered" properties.

(Phone/Zoom) Mr. (Inaudible) requested more clarification on "hobby equipment" and the terminology on nuisances need to be reworded.

Ms. Kim Pearson requested clarifying the verbiage on "annual fee."

Vice Chair Vavrick asked for further public comment. No public comment.

Vice Chair Vavrick read item number **twelve (12)** from the General Requirements.

VP Kerr explained the County has a noise ordinance. This is similar and is asking there is no outward appearance of the home occupation being conducted during those hours.

Ms. Jeannet Reyes explained her home occupation. She does operate beyond the hours listed. It was explained she can operate; it is the continual outward appearance of the operation that is being addressed.

Mr. Bernard Addenbrooke expressed his concern if someone needed to operate for a single or brief purpose after hours. President Bahr reiterated the operation would have to be a continued operation after hours.

Vice Chair Vavrick asked for further public comment. No public comment.

Vice Chair Vavrick read item number **thirteen (13)** from the General Requirements.

Vice Chair Vavrick called for public comment. No public comment.

Legal Counsel McConnell discussed adding in an additional paragraph for renewal applications and fees. Discussion continued regarding "grandfathered in":

- a. She outlined the intension behind the rule going into effective based on a certain date moving forward. She explained if a business has been approved and received their permit previously, it would not need to come before the COA again.

- b. For businesses which have been operating and have not received a permit previously, the SCA/COA would need to get together and see what is needed and how it can be worked out as long as it is allowable.
- c. If a homeowner has received an approval and now receives a renewal request, the homeowner is grandfathered in and only need to renew indicating the business is still in business. The homeowner would not need to appear before the COA.

Mr. Tyler Porter requested clarification as to why there was not a grandfather clause previously added to this draft. Discussion continued with President Bahr regarding the process for adding clauses and or changes, thus this is why there is a public meeting to gather input.

Vice Chair Vavrick asked for further public comment. No public comment.

Vice Chair Vavrick opened it for COA member comment. Chair Martindale, (phone) indicated there are a lot of comments to take into consideration. Member Czegledi commented about there were great points and good information. Member Bawcom agreed there was very good information for consideration. Member DiLulo also felt there was opportunity to clarify some of the language. Vice Chair Vavrick felt the meeting was productive. Thanked everyone for coming. He pointed out there is an additional meeting.

Mr. Gary Powell requested the COA and SCA understand as a business owner that their concerns were heard and felt there was overreach. President Bahr confirmed we understand their concerns and also pointed out the other side for others who have concerns. There needs to be a balance and the SCA/COA is here is collaborate with the community.

Ms. Jess Parks commented on concerns of overreach. President Bahr comment HOA responsibilities and we are working on creating balances.

Vice Chair Vavrick called for a 10:00 minute break at 8:07pm. Meeting resumed at 8:24pm

I. LEGAL REPORT

Review and discussion regarding the monthly update on property violations turned over to McConnell Law per SCA Board approval.

NON-ACTION ITEM

Reviewed legal report.

J. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the March 14, 2022, regular meeting.
Approval of minutes from the March 28, 2022, special meeting

FOR POSSIBLE ACTION

Open for public comment. No public comment.

Motion made by Vice Chair Vavrick, seconded by Member DiLulo, to approve the March 14, 2022, regular meeting with one change noted to change the title from Vice Chair Martindale to Chair Martindale. Motion carried 4-0.

Open for public comment. No public comment.

Motion made by Member DiLulo, seconded by Member Bawcom to approve the March 28, 2022, special meeting. Motion carried 4-0.

K. REPORTS

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

Open for public comment. No Public comment presented.

Motion was made by Member Bawcom, seconded by Member Czegledi, moved to accept all three reports, revenue, occupancy and violation for March 2022.

L. 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

Opened for public comment. No public comment.

M. NEXT REGULAR MEETING

The next regular meeting of the Committee of Architecture is scheduled for Monday, May 09, 2022.

FOR POSSIBLE ACTION

N. ADJOURN MEETING

FOR POSSIBLE ACTION

Meeting adjourned at 10:24pm.