



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Committee of Architecture
Monday, November 10, 2025, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Alan Kimbrell, Nick Czegledi, Elisa Liebelt, Elex Vavrick, Brittiney Hinkley

ABSENT:

STAFF PRESENT: President Jessie Bahr- on the phone, Secretary/Treasurer Kristine Austin-Preston, COA Secretary Cheri Duncan

CORPORATE ATTORNEY: Katie McConnell-on the phone

CALL TO ORDER: Chair Kimbrell called the meeting to order in person and telephonically at 5:30 PM.

PLEDGE OF ALLEGIANCE

NOTICE:

1. **Items may be taken out of order**
2. **Two or more items may be combined**
3. **Items may be removed from agenda or delayed at any time**
4. **Restrictions regarding Public Comment:** Pursuant to N.R.S. 241.020(c) (3), this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item. Comments during this public comment period are limited to items NOT listed on the agenda and shall be limited to not more than three (3) minutes per person unless the Board of Directors elects to extend the comments for purposes of further discussion. Persons making comment will be asked to begin by stating their name for the record and to spell their last name. The Chair may prohibit comment, if the content of that comment is a topic that is not relevant to, or within the authority of, the Spring Creek Association or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounting to personal attacks or interfering with the rights of other speakers.

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- Consent Agenda

Items may be taken individually for consideration or may be taken as a group by the Committee of Architecture. **FOR POSSIBLE ACTION**

- E.1 Review, discussion, and possible action to approve a Home Occupation Permit for **Joe's Garage** type of business: **Mechanic Shop**: at **435 Jasper Drive, (Tract 202 Block 030 Lot 015) 1.310 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property owner is requesting approval for a Home Occupation Permit.

The Property Owner, Joe Bastien, said he would cater to churches, elderly, veterans, and people in need with fixed incomes. It will strictly be by appointment only, and all vehicles will be kept in the shop so there will be no outside evidence.

Attorney Katie McConnell stated that Commercial businesses need a Conditional Use Permit in AR zoning, it can be a permissible use with conditions; only allowing certain number of vehicles and no outside evidence.

No Public Comment

Member Czegledi moved/Member Liebelt seconded approve the Home Occupation Permit at 435 Jasper Drive, (Tract 202 Block 030 Lot 015), with conditions that there can only be 2 vehicles at a time which both need to be in the shop and there can be no visible evidence looking into the property. Motion carried 5-0.

- E.2 Review, discussion, and possible action regarding **COA R&R's: Nuisance** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **436 Country Club Plaza, (Tract 106C Block 004 Lot 023) 1.830 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has received a nuisance complaint for dogs at large/excessive dust. The property owner was not present.

Jesse Holland stated the dogs have still been getting out, harassing his chickens, and using the bathroom on their property.

No Public Comment

Member Hinkley moved/Member Czegledi seconded to refer the COA Violations at 436 Country Club Plaza, (Tract 106C Block 004 Lot 023) to the SCA Board of Directors to take legal action and uphold all fines. Motion Carried (5-0).

- E.3 Review, discussion and possible action to consider a request from Sarah Stevenson for an extended stay longer than the two-week maximum allowed in **COA R&R's: Travel Trailers/Motorhomes** at **523 Diamondback Dr, (Tract 301 Block 004 Lot 006) 4.060 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property owner is requesting to consider an extended stay longer than the two-week maximum allowed. The property owner was not present.

No Public Comment

Member Czegledi moved/Member Vavruck seconded to deny the request at 523 Diamondback Dr, (Tract 301 Block 004 Lot 006. Motion Carried (5-0).

- E.4 Review, discussion, and possible action regarding **SCA R&R's: Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds, COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, SCA DOR's: Unsightly: Storage of Tools and Trash** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **316 Ashcroft Place, (Tract 103 Block 006 Lot 026) 1.050 acres.**
FOR POSSIBLE ACTION
- E.5 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **533 Gypsum Drive, (Tract 202 Block 021 Lot 001) 1.490 acres.**
FOR POSSIBLE ACTION
- E.6 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds, COA R&R's Temporary Structures, Playscapes and/or Equipment, COA R&R's Fences & Walls** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **681 Smokey Drive, (Tract 202 Block 010 Lot 015) 1.030 acres.**
FOR POSSIBLE ACTION
- E.7 Review, discussion, and possible action regarding **COA R&R's: Metal Storage Containers** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **703 Palace Parkway, (Tract 403 Block 018 Lot 066) 1.040 acres.**
FOR POSSIBLE ACTION

Member Kimbrell moved/Member Czegledi seconded to move the consent agenda forward and refer the COA Violation E4 to E7 the SCA Board of Directors to take legal action and uphold all fines. Motion Carried (5-0).

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a Home Occupation Permit for **Silver State Document Preparation Services. LLC** type of business: **Document Preparation Services**; at **126 Flora Court, (Tract 106B Block 008 Lot 025) 1.540 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property owner is requesting approval for a home occupation permit for a document preparation service. The property owner was not present.

No Public Comment

Member Liebelt moved/Member Kimbrell seconded to approve the home occupation permit at 126 Flora Court, (Tract 106B Block 008 Lot 025). Motion carried 5-0.

- F.2 Review, discussion, and possible action to approve a Livestock Permit for two (2) cows at **514 Gypsum Drive, (Tract 202 Block 025 Lot 032) 1.003 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated the property owner is requesting approval for a Livestock Permit for two (2) cows. The property owner was not present. The permit showed adequate property and shelter for the livestock.

No Public Comment

Member Vavrick moved/Member Czegledi seconded to approve the Livestock Permit at 514 Gypsum Drive, (Tract 202 Block 025 Lot 032). Motion carried 5-0.

G. Violations- Consent Agenda

Items may be taken individually for consideration or may be taken as a group by the Committee of Architecture.

FOR POSSIBLE ACTION

- G.1 Review, discussion, and possible action regarding **COA R&R's Metal Storage Containers** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **24 Lawndale Court, (Tract 104 Block 001 Lot 017) 2.000 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that this property has been in violation since April 2025.

Property Owner Dan Smith said he has had the container for 8 years, he has received violations for painting in the past but was never told about needing a permit or the 15' setback from the garage so he would like it to be grandfathered in.

Attorney Katie McConnell stated that in 2024 the COA decided to adopt a rule to ban metal storage containers and proper notice was given to property owners. The permit rule did exist 8 years ago, and would have needed a permit to be grandfathered in.

Property Owner Steven Stewart said he was in escrow when the new rule was adopted and would have liked to keep the containers that he used to move his belongings in but had to sell them. He was willing to work with the association to keep them.

Property Owner Michael Clark said his container has been on the property since 2022 but, never knew that he needed a permit.

Member Czegledi moved/Member Kimbrell seconded to refer the COA Violations at 24 Lawndale Court, (Tract 104 Block 001 Lot 017) to the SCA Board of Directors to take legal action and uphold all fines. Motion Carried (5-0).

- G.2 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, SCA DOR's: Unsightly: Storage of Tools and Trash** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **252 Edgebrook Drive, (Tract 106B Block 006 Lot 033) 1.010 acres.**

FOR POSSIBLE ACTION

- G.3 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's: Exterior Condition of Structures** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **258 Spring Valley Parkway, (Tract 201 Block 003 Lot 001) 2.020 acres.**
FOR POSSIBLE ACTION
- G.4 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, SCA R&R's: Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **279 Flora Drive, (Tract 106B Block 001 Lot 002) 1.020 acres.**
FOR POSSIBLE ACTION
- G.5 Review, discussion, and possible action regarding, **SCA DOR's: Unsightly: Storage of Tools and Trash** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **365 Fairway Lane, (Tract 106A Block 004 Lot 032) 1.150 acres.**
FOR POSSIBLE ACTION
- G.6 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, SCA DOR's: Unsightly: Storage of Tools and Trash** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **366 Lakeport Drive, (Tract 106B Block 004 Lot 032) 1.180 acres.**
FOR POSSIBLE ACTION
- G.7 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's: Exterior Condition of Structures** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **394 Ramah Plaza, (Tract 202 Block 029 Lot 023) 1.200 acres.**
FOR POSSIBLE ACTION
- G.8 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **398 Edgebrook Drive, (Tract 106B Block 005 Lot 030) 1.310 acres.**
FOR POSSIBLE ACTION
- G.9 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **443 Flora Bay, (Tract 106B Block 006 Lot 071) 1.610 acres.**
FOR POSSIBLE ACTION
- G.10 Review, discussion, and possible action regarding **COA R&R's Metal Storage Containers** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **502 Spring Valley Parkway, (Tract 202 Block 018 Lot 027) 1.460 acres.**
FOR POSSIBLE ACTION
- G.11 Review, discussion, and possible action regarding **SCA DOR's: Maintenance of Horses**, refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **531 Shadybrook Drive, (Tract 304 Block 008 Lot 025) 1.110 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated that this property has been in violation since March 2025.

Property Owner Taylor Grisham said that we discussed this in April; the horses are part of the family, and they will not be getting rid of them.

Attorney Katie McConnell stated that it would be hard to change the rule due to it being in DOR's, we cannot move against DOR's, it's out of our staff's hands.

No Public Comment

Member Kimbrell moved/Member Liebelt seconded to refer the COA Violations 531 Shadybrook Drive, (Tract 304 Block 008 Lot 025) to the SCA Board of Directors to take legal action and uphold all fines. Motion Carried (5-0).

- G.12 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **533 Spring Valley Parkway, (Tract 202 Block 037 Lot 011) 2.380 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since March 2025.

The property owner, Austin Ford, said he bought the house three years ago and has had a lot of issues.

No Public Comment

Member Czegledi moved/Member Vavrick seconded to table the COA Violations 533 Spring Valley Parkway, (Tract 202 Block 037 Lot 011), and bring back to the January COA if not in compliance. Motion Carried (5-0).

- G.13 Review, discussion, and possible action regarding **COA R&R's Metal Storage Containers** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **550 Palace Parkway, (Tract 401 Block 005 Lot 005) 2.010 acres.** **FOR POSSIBLE ACTION**
- G.14 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **562 Spring Valley Parkway, (Tract 202 Block 009 Lot 046) 1.110 acres.** **FOR POSSIBLE ACTION**
- G.15 Review, discussion, and possible action regarding **SCA R&R's: Excessive Brush/Weeds or Dead Trees/Shrubs, COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **709 Parkridge Parkway, (Tract 202 Block 003 Lot 039) 4.290 acres.** **FOR POSSIBLE ACTION**
- G.16 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's: Exterior Condition of Structures** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **725 Holiday Drive, (Tract 202 Block 001 Lot 020) 1.390 acres.** **FOR POSSIBLE ACTION**
- G.17 Review, discussion, and possible action regarding **COA R&R's Metal Storage Containers** refer to the SCA Board of Directors requesting to take legal action and

uphold all fines regarding **812 Spring Valley Parkway (Tract 202 Block 011 Lot 007)**
1.030 acres. ***FOR POSSIBLE ACTION***

- G.18 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **815 Oak Creek Circle, (Tract 402 Block 009 Lot 034) 1.090 acres.** ***FOR POSSIBLE ACTION***

- G.19 Review, discussion, and possible action regarding **COA R&R's Metal Storage Containers** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **833 Spring Valley Parkway, (Tract 202 Block 013 Lot 013) 1.260 acres.** ***FOR POSSIBLE ACTION***

Secretary Duncan stated that this property has been in violation since June 2025.

Property Owner Michael Clark said he did not know about the rules, the neighbors don't have an issue with it but would be interested in keeping it within the rules of the SCA.

No Public Comment

Member Vavrick moved/Member Czegledi seconded to refer the COA Violations at 833 Spring Valley Parkway, (Tract 202 Block 013 Lot 013) to the SCA Board of Directors to take legal action and uphold all fines. Motion Carried (5-0).

- G.20 Review, discussion, and possible action regarding **COA R&R's Metal Storage Containers** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **869 Spring Valley Parkway, (Tract 202 Block 022 Lot 002) 1.040 acres.** ***FOR POSSIBLE ACTION***

- G.21 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **903 Spring Valley Parkway, (Tract 202 Block 028 Lot 017) 1.340 acres.** ***FOR POSSIBLE ACTION***

- G.22 Review, discussion, and possible action regarding **COA R&R's Metal Storage Containers** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **938 Spring Valley Parkway, (Tract 201 Block 006 Lot 029) 1.110 acres.** ***FOR POSSIBLE ACTION***

- G.23 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **942 Spring Valley Parkway, (Tract 201 Block 006 Lot 031) 1.000 acres.** ***FOR POSSIBLE ACTION***

Member Kimbrell moved/Member Czegledi seconded to move the consent agenda forward and dismiss the COA Violations G5 and G14. Motion Carried (5-0).

Member Kimbrell moved/Member Liebelt seconded to move the consent agenda forward and table the COA Violations G2, G6, G13, G16, G21 and G23. Motion Carried (5-0).

Member Kimbrell moved/Member Czegledi seconded to move the consent agenda forward and refer the COA Violations G3-G4, G7-G10, G15, G17-G18, G20 & G22 to the SCA Board of Directors to take legal action and uphold all fines. Motion Carried (5-0).

H. LEGAL REPORT

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

Attorney McConnell provided a verbal update on the properties currently in legal status.

I. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the October 6, 2025, Regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member Czegledi moved/Member Liebelt seconded to approve the minutes from the October 6, 2025, Regular Meeting. Motion carried 5-0.

J. REPORTS

J.1 Approval of the Committee of Architecture Revenue Report for October 2025.

FOR POSSIBLE ACTION

J.2 Approval of the Committee of Architecture Occupancy Report for October 2025.

FOR POSSIBLE ACTION

J.3 Approval of the Committee of Architecture Violation Report for October 2025.

FOR POSSIBLE ACTION

Secretary Duncan provided a general update on permits and violation reviews.

No public comment was received.

Member Kimbrell moved/Member Czegledi seconded to accept the reports in the binder for October 2025. Motion carried 5-0.

K. PUBLIC COMMENT

Pursuant to NRS 241 this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken. **NON-ACTION ITEM**

No public comment was received.

L. NEXT REGULAR MEETING

The next regular meeting of the Committee of Architecture is Scheduled for Monday December 8, 2025. **FOR POSSIBLE ACTION**

M. ADJOURN MEETING

FOR POSSIBLE ACTION

Member Kimbrell adjourned the meeting at 7:20 p.m.