



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

Spring Creek Association (“SCA”) Committee of Architecture  
Monday, April 13, 2026, 5:30 PM, PST  
Fairway Community Center Meeting Room  
401 Fairway Blvd, Spring Creek, Nevada

**PRESENT:** Alan Kimbrell, Elisa Liebelt, Elex Vavrck, Tamara Baker, Wyatt Church

**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 regarding **SCA DOR's: Maintenance of Horses** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **951 Alpine Drive, (Tract 403 Block 023 Lot 006) 1.480 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property is currently in compliance and requests to dismiss violations.

No Public Comment

Member Liebelt moved/Member Vavrck seconded to dismiss violations at 951 Alpine Drive, (Tract 403 Block 023 Lot 006). Motion carried 5-0.

**F. NEW BUSINESS**

- F.1 Review, discussion, and possible action to approve a Livestock Permit for 10 cows at **25 Flowing Wells Drive, (Tract 301 Block 003 Lot 006) 5.290 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property owner is requesting approval for a livestock permit for 10 cows. Property owner was present. The permit showed adequate property and shelter for the livestock.

No Public Comment

Chair Kimbrell moved/Member Baker seconded to approve the Livestock Permit at 25 Flowing Wells Drive, (Tract 301 Block 003 Lot 006). Motion carried 5-0.

- F.2 Review, discussion, and possible action to approve a Livestock Permit for 2 goats at **114 Edgewood Drive, (Tract 105 Block 003 Lot 001) 1.510 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property owner is requesting approval for a livestock permit for 2 goats. Property owner was not present. The permit showed adequate shelter for the livestock.

No Public Comment

Member Liebelt moved/Member Church seconded to approve the Livestock Permit at 114 Edgewood Drive, (Tract 105 Block 003 Lot 001). Motion carried 5-0.

- F.3 Review, discussion, and possible action to approve a Livestock Permit for 2 pigs at **248 Shadybrook Court, (Tract 304 Block 005 Lot 038) 1.030 acres.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated that the property owner is requesting approval for a livestock permit for 2 pigs. Property owner was not present. The permit showed adequate shelter for the livestock.

No Public Comment

Member Baker moved/Member Liebelt seconded to approve the Livestock Permit at 248 Shadybrook Court, (Tract 304 Block 005 Lot 038). Motion carried 5-0.

- F.4 Review, discussion, and possible action to approve a Livestock Permit for 2 goats at **324 Oakmont Drive, (Tract 402 Block 001 Lot 058) 2.110 acres.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated the property owner is requesting to approve a Livestock Permit for 2 goats. The property owner was not present. The permit showed adequate shelter for the livestock.

No Public Comment

Member Liebelt moved/Chair Kimbrell seconded to approve the Livestock Permit at 324 Oakmont Drive, (Tract 402 Block 001 Lot 058). Motion carried 5-0.

- F.5 Review, discussion, and possible action to approve a Livestock Permit for 3 sheep at **487 Lawndale Drive, (Tract 103 Block 006 Lot 093) 2.110 acres.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated the property owner is requesting to approve a Livestock Permit for 3 sheep. The property owner was not present. The permit showed adequate shelter for the livestock.

No Public Comment

Member Vavrck moved/Member Baker seconded to approve the Livestock Permit at 487 Lawndale Drive, (Tract 103 Block 006 Lot 093). Motion carried 5-0.

- F.6 Review, discussion, and possible action to approve a Livestock Permit for 12 cows at **622 Shadybrook Drive, (Tract 304 Block 010 Lot 006) 5.680 acres.**

***FOR POSSIBLE ACTION***

Secretary Duncan stated the property owner is requesting to approve a Livestock Permit for 12 cows. The property owner was present. The permit showed adequate property and shelter for the livestock.

No Public Comment

Member Liebelt moved/Member Vavrck seconded to approve the Livestock Permit at 622 Shadybrook Drive, (Tract 304 Block 010 Lot 006). Motion carried 5-0.

- F.7 Review, discussion, and possible action to approve a Home Occupation Permit for **K and K Kustoms** type of business: **Hair Salon**: at **775 Alpine Drive, (Tract 401 Block 011 Lot 020) 2.020 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property owner is requesting approval for a Home Occupation Permit. The Property owner was present.

Property owner, Kristie Ramage, said she is requesting permit for a one chair hair salon.

Attorney Katie McConnell stated that a home occupation permit is not allowed if it is permitted usage for a Commercial Zoning district.

No Public Comment

Chair Kimbrell moved/Member Church seconded to deny the Home Occupation Permit at 775 Alpine Drive, (Tract 401 Block 011 Lot 020). Motion carried 5-0.

- F.8 Review, discussion, and possible action to approve a Home Occupation Permit for **Valkyrie Fitness** type of business: **Personal Training/Gym**: at **746 Diamondback Drive, (Tract 303 Block 004 Lot 002) 5.050 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property owner is requesting approval for a Home Occupation Permit. The Property owner was present.

Property owner, Calleen Osborn, said they have been in business for 2 years and their rent was just raised at their commercial location. What would be allowed as we want to follow the rules?

Attorney Katie McConnell stated that this does not qualify as a home occupation. It is Commercial use with multiple people at a time with memberships and punch cards. Individual training vs classes would be allowed with a max of two people per session.

No Public Comment

Member Liebelt moved/Chair Kimbrell seconded to approve the Home Occupation Permit at 746 Diamondback Drive, (Tract 303 Block 004 Lot 002) with conditions that there are no more than three employees and two patrons per session. Motion carried 4-1(Member Vavruck opposed).

- F.9 Review, discussion, and possible action to approve a Home Occupation Permit for **On The Go Notary Service** type of business: **Mobile Notary Service**: at **790 Black Oak Bay, (Tract 402 Block 001 Lot 037) 1.070 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property owner is requesting approval for a Home Occupation Permit. The Property owner was not present.

No Public Comment

Member Liebelt moved/Member Church seconded to approve the Home Occupation Permit at 790 Black Oak Bay, (Tract 402 Block 001 Lot 037). Motion carried 5-0.

- F.10 Review, discussion, and possible action to approve a Home Occupation Permit for **Osiris IPM LLC** type of business: **Noxious Weed Spraying**: at **808 Abeyta Drive, (Tract 109 Block 002 Lot 001) 4.030 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property owner is requesting approval for a Home Occupation Permit. The Property owner was present.

Property owner, Marcus Conner, said he is requesting a home office for his weed spray business, one vehicle and no traffic.

No Public Comment

Member Vavruck moved/Member Liebelt seconded to approve the Home Occupation Permit at 808 Abeyta Drive, (Tract 109 Block 002 Lot 001). Motion carried 5-0.

- F.11 Review, discussion and possible action to consider a request from Alexis Curtis for an extended stay longer than the two-week maximum allowed in **COA R&R's: Travel Trailers/Motorhomes** at **334 Aspen Drive, (Tract 102 Block 012 Lot 011) 1.290 acres.** **FOR POSSIBLE ACTION**

No Action Taken

- F.12 Review, discussion, and possible action to approve the second reading of the revised Committee of Architecture Rules and Regulation #5: Accessory/Auxiliary Placement/Setbacks. **FOR POSSIBLE ACTION**

Secretary Duncan stated that we are proposing to approve the second reading of the revised Committee of Architecture Rules and Regulation #5 Accessory/Auxiliary Placement/Setbacks.

No Public Comment

Chair Kimbrell moved/Member Vavruck seconded to approve the second reading of the revised Committee of Architecture Rules and Regulation #5: Accessory/Auxiliary Placement/Setbacks. Motion carried 5-0.

- F.13 Review, discussion, and possible action to approve the first reading of the new Committee of Architecture Rules and Regulation #40: Golf Nets. **FOR POSSIBLE ACTION**

No Action Taken

## **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 DOR's: Maintenance of Horses** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **455 Lyndhurst Drive, (Tract 101 Block 006 Lot 012) 1.430 acres.** **FOR POSSIBLE ACTION**

No Action Taken

- G.2 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 **510 Edgewater Drive, (Tract 201 Block 003 Lot 014) 2.020 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since October 2025. The property owner was not present.

No Public Comment

Member Liebelt moved/Member Church seconded to refer the COA Violations at 510 Edgewater Drive, (Tract 201 Block 003 Lot 014) to the SCA Board of Directors to take legal action and uphold all fines. Motion Carried (5-0).

- G.3 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 **952 Fairlawn Drive, (Tract 109 Block 005 Lot 003) 4.200 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since August 2025. The property owner was not present.

No Public Comment

Chair Kimbrell moved/Member Vavruck seconded to refer the COA Violations at 952 Fairlawn Drive, (Tract 109 Block 005 Lot 003) 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 March 9, 2026, Regular meeting.

**FOR POSSIBLE ACTION**

No public comment was received.

Chair Kimbrell moved/Member Vavruck seconded to approve the minutes from the March 9, 2026, Regular Meeting. Motion carried 4-0-1(Member Church abstained).

## **J. REPORTS**

J.1 Approval of the Committee of Architecture Revenue Report for March 2026.

**FOR POSSIBLE ACTION**

J.2 Approval of the Committee of Architecture Occupancy Report for March 2026.

**FOR POSSIBLE ACTION**

J.3 Approval of the Committee of Architecture Violation Report for March 2026.

**FOR POSSIBLE ACTION**

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

No public comment was received.

Member Vavrick moved/Chair Kimbrell seconded to accept the reports in the binder for March 2026. Motion carried 5-0.

**K. PUBLIC COMMENT**

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No public comment was received.

**L. NEXT REGULAR MEETING**

The next regular meeting of the Committee of Architecture Scheduled for Monday, April 13, 2026, has been cancelled. **FOR POSSIBLE ACTION**

Chair Kimbrell moved/Member Church seconded to cancel the April 13, 2026, scheduled meeting. Motion carried 5-0.

**M. ADJOURN MEETING**

**FOR POSSIBLE ACTION**

Member Kimbrell adjourned the meeting at 7:27 p.m.