



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

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

**PRESENT:** Kevin Martindale – Chair, Nick Czegledi, Elex Vavrick, Alan Kimbrell, Elisa Liebelt

**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 Martindale 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***

**F. NEW BUSINESS**

- F.1 Review, discussion, and possible action to approve a Home Occupation Permit for **Sister Sitters** type of business: **Childcare**: at **848 Black Oak Drive, (Tract 402 Block 005 Lot 026) 1.050 acres.**  
***FOR POSSIBLE ACTION***

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

The property owner, Lacey Osterberg, stated there would not be any issue with traffic flow and would have up to 10 children in her care. They were asked whether they had all of the necessary licensing and they stated that this was the first step in the process.

No Public Comment

Member Czegledi moved/Member Vavrck seconded to approve the Home Occupation Permit at 848 Black Oak Drive, (Tract 402 Block 005 Lot 026), contingent upon State Childcare Licensing. Motion carried 5-0.

- F.2 Review, discussion, and possible action to approve a Livestock Permit for one (1) bovine at **477 Cessna Drive, (Tract 202 Block 002 Lot 005) 1.820 acres.**  
***FOR POSSIBLE ACTION***

Secretary Duncan stated the property owner is requesting approval for a Livestock Permit for one (1) Bovine. The property owner was not present. The permit showed adequate property and shelter for the livestock.

No Public Comment

Member Vavrck moved/Member Kimbrell seconded to approve the Livestock Permit at 477 Cessna Drive, (Tract 202 Block 002 Lot 005). Motion carried 5-0.

- F.3 Review, discussion, and possible action to approve a Livestock Permit for two (2) goats at **25 Diamondback Lane, (Tract 303 Block 001 Lot 006) 5.170 acres.**  
***FOR POSSIBLE ACTION***

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

No Public Comment

Member Vavrick moved/Member Czegledi seconded to approve the Livestock Permit at 25 Diamondback Lane, (Tract 303 Block 001 Lot 006). Motion carried 5-0.

- F.4 Review, discussion, and possible action to approve a Livestock Permit for two (2) goats & one (1) steer at **790 Arroyo Vista Drive, (Tract 301 Block 007 Lot 001) 4.320 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated the property owner is requesting approval for a Livestock permit for two (2) goats and one (1) steer. The property owner was not present. The permit showed adequate property and shelter for the livestock.

No Public Comment

Member Czegledi moved/Member Liebelt seconded to approve the Livestock Permit at 790 Arroyo Vista Drive, (Tract 301 Block 007 Lot 001). Motion carried 5-0.

- F.5 Review, discussion, and possible action to approve variance for a Shed to be 10' from the property line and 9'2" from the house at **939 Bluejay Drive, (Tract 402 Block 015 Lot 038) 1.050 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated the property owner is requesting approval for a variance for a shed to be 10' from the property line and 9'2" from the house.

The property owner, James Chantrill, stated that the shed has been there for a year. He works from home and uses the shed as his office. The shed wouldn't fit anywhere else on the property.

Attorney Katie McConnell said that the shed does not meet the qualified setback requirements and it is the property owner's responsibility to know the SCA Rules prior to placing structures on the property. It was discussed that the property owner could come back with other options to only require a single variance rather than multiple variances.

No Public Comment

Member Kimbrell moved/Member Liebelt seconded to approve the variance at 939 Bluejay Drive, (Tract 402 Block 015 Lot 038) Motion carried 3-2 (Member Czegledi, Member Vavrick opposed).

## **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 **SCA DOR's: Unsightly: Storage of Tools and Trash, 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 **211 Greencrest Drive, (Tract 101A Block 001 Lot 044) 2.840 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since November 2024. The staff has had no contact with the property owner. The property is getting better but requesting to refer and staff will recheck before the next meeting.

No Public Comment

Member Liebelt moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 211 Greencrest Drive, (Tract 101A Block 001 Lot 044). Motion carried 5-0.

- G.2 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: Exterior Condition of Structures, COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **615 Hayland Drive, (Tract 202 Block 009 Lot 040) 1.300 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since December 2024. The staff has had no contact with the property owner. The property owner was not present.

No Public Comment

Member Kimbrell moved/Member Liebelt seconded to refer to the SCA Board of Directors to take legal action at 615 Hayland Drive, (Tract 202 Block 009 Lot 040). Motion carried 5-0.

- G.3 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 **743 Bronco Drive, (Tract 403 Block 003 Lot 035) 1.160 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2024. The property has been reviewed and in compliance, staff is requesting to dismiss.

No Public Comment

Member Czegledi moved/Member Vavrick seconded to dismiss the violations at 743 Bronco Drive, (Tract 403 Block 003 Lot 035). 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 February 10, 2025, Regular meeting.

**FOR POSSIBLE ACTION**

No public comment was received.

Member Liebelt moved/Member Kimbrell seconded to approve the minutes from the February 10, 2025, Regular Meeting. Motion carried 5-0.

**J. REPORTS**

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

***FOR POSSIBLE ACTION***

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

***FOR POSSIBLE ACTION***

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

***FOR POSSIBLE ACTION***

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

No public comment was received.

Chair Martindale moved/Member Czegledi seconded to accept the reports in the binder for February 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, April 14, 2025.

***FOR POSSIBLE ACTION***

**M. ADJOURN MEETING**

***FOR POSSIBLE ACTION***

Chair Martindale adjourned the meeting at 6:19 p.m.