



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING NOTICE

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, October 15, 2024**, 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, October 9, 2024**:

SCA Office @ 401 Fairway Blvd.
Country Club Shell
Spring Creek Association

Khoury's Market Community Board
SCA Horse Palace
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 OCTOBER 15, 2024, WILL ALSO BE AVAILABLE VIA ZOOM.

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Meeting ID: 811 9673 3013 Passcode: 036665

1-346-248-7799

1-253-215-8782

Comments may be submitted by e-mail to: COA@springcreeknv.org by October 11, 2024.

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
5:30 P.M., P.S.T., Monday, October 15, 2024
401 Fairway Blvd, Spring Creek, NV 89815
Zoom Access Available**

AGENDA

COMMITTEE MEMBERS:

**Kevin Martindale – Chair
Nick Czegledi – Member
Alan Kimbrell – Member
Elisa Liebelt – Member
Elex Vavrick - Member**

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

B. ROLL CALL

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

E. UNFINISHED BUISNESS

E.1 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **288 Dove Creek Court, (Tract 201 Block 003 Lot 042) 2.180 acres.**

FOR POSSIBLE ACTION

E.2 Review, discussion, and possible action regarding, **COA R&R's: Exterior Condition of Structures, 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 **398 Smokey Drive, (Tract 202 Block 011 Lot 062) 1.440 acres.** **FOR POSSIBLE ACTION**

E.3 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **513 Cessna Drive, (Tract 202 Block 002 Lot 002) 1.760 acres.** **FOR POSSIBLE ACTION**

E.4 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **558 Tiffany Drive, (Tract 202 Block 025 Lot 038) 1.010 acres.** **FOR POSSIBLE ACTION**

F. NEW BUSINESS

F.1 Review, discussion, and possible action to approve a conditional use permit for an Airbnb at **278 Country Club Parkway, (Tract 106C Block 001 Lot 003) 0.570 acres.** **FOR POSSIBLE ACTION**

F.2 Review, discussion, and possible action to approve variance for the shops peak to be at 24'4" instead of 20' at **706 Eastlake Drive, (Tract 401 Block 017 Lot 039) 2.330 acres.** **FOR POSSIBLE ACTION**

F.3 Review, discussion, and possible action to consider increasing the COA fine structure. **FOR POSSIBLE ACTION**

G. VIOLATIONS-CONSENT AGENDA

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

G.1 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **53 Arroyo Vista Drive, (Tract 301 Block 007 Lot 016) 7.650 acres.** **FOR POSSIBLE ACTION**

G.2 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **228 Ashford Drive, (Tract 109 Block 004 Lot 003) 4.332 acres.** **FOR POSSIBLE ACTION**

G.3 Review, discussion, and possible action regarding **COA R&R's: Accessory/Auxiliary Placement/Setbacks** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **250 Northglen Drive, (Tract 106B Block 004 Lot 007) 1.000 acres.** **FOR POSSIBLE ACTION**

G.4 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **268 Ashford Lane, (Tract 109 Block 008 Lot 032) 2.100 acres.** **FOR POSSIBLE ACTION**

G.5 Review, discussion, and possible action regarding **COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **306 Trescartes Avenue, (Tract 201 Block 011 Lot 001) 1.610 acres.** **FOR POSSIBLE ACTION**

- G.6 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **308 Kimble Drive, (Tract 202 Block 015 Lot 006) 1.030 acres.**
FOR POSSIBLE ACTION
- G.7 Review, discussion, and possible action regarding **COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **319 Logan Drive, (Tract 202 Block 007 Lot 012) 2.090 acres.**
FOR POSSIBLE ACTION
- G.8 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **361 Blakeland Drive, (Tract 103 Block 003 Lot 028) 1.454 acres.**
FOR POSSIBLE ACTION
- G.9 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, 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 **392 Berry Creek Drive, (Tract 201 Block 010 Lot 009) 1.010 acres.**
FOR POSSIBLE ACTION
- G.10 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **393 Berry Creek Drive, (Tract 201 Block 009 Lot 024) 1.040 acres.**
FOR POSSIBLE ACTION
- G.11 Review, discussion, and possible action regarding **COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **393 Parkchester Drive, (Tract 106A Block 004 Lot 011) 0.450 acres.**
FOR POSSIBLE ACTION
- G.12 Review, discussion, and possible action regarding **COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **489 Cessna Drive, (Tract 202 Block 002 Lot 004) 1.310 acres.**
FOR POSSIBLE ACTION
- G.13 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, Materials and Practices Not Allowed: COA R&R: Vehicle Repair/Major Maintenance** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **495 Shadybrook Drive, (Tract 304 Block 006 Lot 017) 1.030 acres.**
FOR POSSIBLE ACTION
- G.14 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **507 Shadybrook Drive, (Tract 304 Block 006 Lot 020) 1.340 acres.**
FOR POSSIBLE ACTION
- G.15 Review, discussion, and possible action regarding **COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **532 Lynx Drive, (Tract 202 Block 019 Lot 014) 1.020 acres.**
FOR POSSIBLE ACTION

- G.16 Review, discussion, and possible action regarding **COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **624 Holiday Drive, (Tract 202 Block 003 Lot 009) 1.110 acres.**
FOR POSSIBLE ACTION
- G.17 Review, discussion, and possible action regarding **COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **627 Spring Valley Parkway, (Tract 202 Block 003 Lot 074) 1.050 acres.**
FOR POSSIBLE ACTION
- G.18 Review, discussion, and possible action regarding **COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** 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
- G.19 Review, discussion, and possible action regarding **COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **647 Hayland Drive, (Tract 202 Block 009 Lot 032) 1.200 acres.**
FOR POSSIBLE ACTION
- G.20 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **680 Hayland Drive, (Tract 202 Block 010 Lot 053) 1.030 acres.** *FOR POSSIBLE ACTION*
- G.21 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **688 Spring Valley Parkway, (Tract 202 Block 009 Lot 066) 1.030 acres.**
FOR POSSIBLE ACTION
- G.22 Review, discussion, and possible action regarding **COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **719 Holiday Drive, (Tract 202 Block 001 Lot 019) 1.250 acres.**
FOR POSSIBLE ACTION
- G.23 Review, discussion, and possible action regarding **COA R&R's Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **732 Holiday Drive, (Tract 202 Block 003 Lot 026) 1.070 acres.**
FOR POSSIBLE ACTION
- G.24 Review, discussion, and possible action regarding **COA R&R's: Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **755 Holiday Drive, (Tract 202 Block 001 Lot 025) 1.300 acres.**
FOR POSSIBLE ACTION
- G.25 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **773 Spring Valley Parkway, (Tract 202 Block 004 Lot 013) 2.020 acres.**
FOR POSSIBLE ACTION
- G.26 Review, discussion, and possible action regarding **COA R&R's: Excessive Brush/Weeds or Dead Trees/Shrubs** and refer to the SCA Board of Directors requesting to take legal action and

uphold all fines regarding **786 Holiday Drive, (Tract 202 Block 003 Lot 035) 1.030 acres.**
FOR POSSIBLE ACTION

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***

I. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the September 9, 2024, regular meeting. ***FOR POSSIBLE ACTION***

J. REPORTS

J.1 Accept the Committee of Architecture Revenue Report for September 2024.
FOR POSSIBLE ACTION

J.2 Accept the Committee of Architecture Occupancy Report for September 2024.
FOR POSSIBLE ACTION

J.3 Accept the Committee of Architecture Violation Report for September 2024.
FOR POSSIBLE ACTION

K. PUBLIC COMMENT

L. 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

M. NEXT MEETING

The next regular meeting of the Committee of Architecture is scheduled for Monday, November 11, 2024, it would be the Board's pleasure to consider moving the meeting to another day due to the Veteran's Day Holiday.
FOR POSSIBLE ACTION

N. ADJOURN MEETING

Declaration of Posting of
Spring Creek Association
Committee of Architecture's Regular Meeting Agenda

I, the undersigned do hereby state and return that I received a copy of the Spring Creek Association Committee of Architecture's Meeting Agenda for the **October 15, 2024**, meeting, a true copy of which is attached hereto, and that I posted a copy of the Agenda at the following public places in County of Elko, State of Nevada as follows:

1. Spring Creek Association Administrative Offices
401 Fairway Blvd, Spring Creek, NV 89815

Date: 10.8.24 Time: 1:45 PM

2. Khoury's Marketplace, 568 Spring Valley Court, Spring Creek, NV 89815

Date: 10.8.24 Time: 2:17 PM

3. Spring Creek Shell Station, 266 Spring Creek Parkway, Spring Creek, NV 89815

Date: 10.8.24 Time: 2:44 PM

4. Spring Creek Horse Palace, 670 Bronco Drive, Spring Creek, NV 89815

Date: 10.8.24 Time: 3:00 PM

I declare under penalty of perjury that the foregoing is true and correct.

DATED this 8th day of October, 2024.

By: Cheri Duncan
Name: Cheri Duncan
Title: COA Secretary