



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING NOTICE

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, September 9, 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, September 4, 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 SEPTEMBER 9, 2024, WILL ALSO BE AVAILABLE VIA ZOOM.

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Meeting ID: 814 9796 4859 Passcode: 099726
1-346-248-7799
1-253-215-8782

Comments may be submitted by e-mail to: COA@springcreeknv.org by September 6, 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, September 9, 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 BUSINESS

- E.1 Review, discussion, and possible action to approve the second reading of the revised Committee of Architecture Rules and Regulation #16: Fences and Walls. ***FOR POSSIBLE ACTION***

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a variance for the shop's setback be at 8 ft instead of 20ft from the property line at **532 Ashcroft Drive, (Tract 103 Block 005 Lot 003)**

G. VIOLATIONS-CONSENT AGENDA

- G.1 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, SCA DOR's: Unsightly: Storage of Tools and Trash, 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 **134 Spring Creek Parkway, (Tract 106B Block 001 Lot 025) 1.010 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 **235 Flora Drive, (Tract 102 Block 014 Lot 014) 2.100 acres.** *FOR POSSIBLE ACTION*
- G.3 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, COA R&R's Inoperative, Unregistered, Unlicensed Vehicles** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **325 Oakmont Drive, (Tract 402 Block 002 Lot 007) 1.060 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 **357 Westcliff Drive, (Tract 201 Block 008 Lot 042) 1.230 acres.** *FOR POSSIBLE ACTION*
- G.5 Review, discussion, and possible action regarding **COA R&R's Inoperative, Unregistered, Unlicensed Vehicles, 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 **370 Lakeport Drive, (Tract 106B Block 004 Lot 030) 1.050 acres.** *FOR POSSIBLE ACTION*
- G.6 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 **387 Edgebrook Drive, (Tract 106B Block 002 Lot 047) 1.040 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 **393 Smokey Drive, (Tract 202 Block 010 Lot 003) 1.130 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 **411 Castlecrest Court, (Tract 202 Block 030 Lot 027) 1.580 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, COA R&R's Inoperative, Unregistered, Unlicensed Vehicles, 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 **411 Lily Place, (Tract 202 Block 004 Lot 018) 1.050 acres.** *FOR POSSIBLE ACTION*
- G.10 Review, discussion, and possible action regarding **COA R&R's Inoperative, Unregistered, Unlicensed Vehicles** and refer to the SCA Board of Directors requesting to take legal action

and uphold all fines regarding **415 Croydon Drive, (Tract 101 Block 008 Lot 032) 1.400 acres.**
FOR POSSIBLE ACTION

- G.11 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 **416 Lawndale Drive, (Tract 103 Block 009 Lot 006) 1.330 acres.**
FOR POSSIBLE ACTION
- G.12 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** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **417 Merino Drive, (Tract 202 Block 012 Lot 010) 1.030 acres.**
FOR POSSIBLE ACTION
- G.13 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 **438 Tiffany Drive, (Tract 202 Block 025 Lot 060) 1.160 acres.**
FOR POSSIBLE ACTION
- G.14 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 **447 Jasper Drive, (Tract 202 Block 030 Lot 009) 1.030 acres.**
FOR POSSIBLE ACTION
- G.15 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 **459 Gypsum Drive, (Tract 202 Block 021 Lot 014) 1.000 acres.**
FOR POSSIBLE ACTION
- G.16 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 **462 Lawndale Drive, (Tract 103 Block 002 Lot 007) 1.668 acres.**
FOR POSSIBLE ACTION
- G.17 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, SCA DOR's: Unsightly: Storage of Tools and Trash, 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 **467 Tiffany Drive, (Tract 202 Block 029 Lot 006) 1.120 acres.**
FOR POSSIBLE ACTION
- G.18 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 **485 Westcliff Drive, (Tract 201 Block 007 Lot 028) 1.040 acres.**
FOR POSSIBLE ACTION
- G.19 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
- G.20 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, COA R&R's Inoperative, Unregistered, Unlicensed Vehicles** and refer to the

SCA Board of Directors requesting to take legal action and uphold all fines regarding **525 Cessna Drive, (Tract 202 Block 002 Lot 001) 1.320 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 **527 Cripple Creek Drive, (Tract 402 Block 016 Lot 009) 1.030 acres.** ***FOR POSSIBLE ACTION***
- G.22 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 **533 Lawndale Place, (Tract 103 Block 006 Lot 087) 1.060 acres.** ***FOR POSSIBLE ACTION***
- G.23 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 **581 Palace Parkway, (Tract 402 Block 009 Lot 037) 1.050 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 **589 Hayland Drive, (Tract 202 Block 009 Lot 044) 1.060 acres.** ***FOR POSSIBLE ACTION***
- G.25 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 **641 Abarr Drive, (Tract 402 Block 007 Lot 018) 2.010 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 **648 Westby Drive, (Tract 202 Block 012 Lot 030) 1.600 acres.** ***FOR POSSIBLE ACTION***
- G.27 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 **684 Spring Creek Parkway, (Tract 106C Block 005 Lot 013) 3.090 acres.** ***FOR POSSIBLE ACTION***
- G.28 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 **695 Spring Valley Parkway, (Tract 202 Block 003 Lot 062) 1.520 acres.** ***FOR POSSIBLE ACTION***
- G.29 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 **711 Bronco Drive, (Tract 403 Block 025 Lot 010) 0.600 acres.** ***FOR POSSIBLE ACTION***
- G.30 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 **720 Spring Valley Parkway, (Tract 202 Block 009 Lot 073) 1.530 acres.** ***FOR POSSIBLE ACTION***

- G.31 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **725 Parkridge Parkway, (Tract 403 Block 003 Lot 037) 1.270 acres.**
FOR POSSIBLE ACTION
- G.32 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 **733 Westcott Drive, (Tract 401 Block 010 Lot 028) 2.000 acres.**
FOR POSSIBLE ACTION
- G.33 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **742 Westcott Drive, (Tract 401 Block 011 Lot 022) 2.140 acres.**
FOR POSSIBLE ACTION
- G.34 Review, discussion, and possible action regarding **COA R&R's: Accessory Structures** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **748 Westcott Drive, (Tract 401 Block 011 Lot 021) 2.090 acres.**
FOR POSSIBLE ACTION
- G.35 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **751 Alpine Drive, (Tract 401 Block 011 Lot 017) 2.000 acres.**
FOR POSSIBLE ACTION
- G.36 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, SCA DOR's: Unsightly: Storage of Tools and Trash, 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 **893 Spring Valley Parkway, (Tract 202 Block 028 Lot 012) 1.160 acres.**
FOR POSSIBLE ACTION
- G.37 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles** and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **893 Zephyr Drive, (Tract 401 Block 017 Lot 025) 2.030 acres.**
FOR POSSIBLE ACTION
- G.38 Review, discussion, and possible action regarding **COA R&R's: 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 **946 Spring Valley Parkway, (Tract 201 Block 006 Lot 033) 1.220 acres.**
FOR POSSIBLE ACTION
- G.39 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 **960 Wolf Creek Circle, (Tract 402 Block 011 Lot 006) 1.050 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 August 12, 2024, regular meeting.

FOR POSSIBLE ACTION

J. REPORTS

I.1 Accept the Committee of Architecture Revenue Report for August 2024.

FOR POSSIBLE ACTION

I.2 Accept the Committee of Architecture Occupancy Report for August 2024.

FOR POSSIBLE ACTION

I.3 Accept the Committee of Architecture Violation Report for August 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, October 14, 2024, it would be the Board's pleasure to consider moving the meeting to another day due to the Columbus 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 **September 9, 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: 9.4.24 Time: 8:09 AM

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

Date: 9.3.24 Time: 6:04 PM

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

Date: 9.3.24 Time: 6:15 PM

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

Date: 9.3.24 Time: 5:46 PM

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

DATED this 4th day of September, 2024.

By: Cheri Duncan

Name: Cheri Duncan

Title: COA Secretary