



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

Spring Creek Association ("SCA") Committee of Architecture  
Monday, August 11, 2025, 5:30 PM, PST  
Fairway Community Center Meeting Room  
401 Fairway Blvd, Spring Creek, Nevada

**PRESENT:** Nick Czegledi, Elex Vavrck, Elisa Liebelt, Brittiney Hinkley

**ABSENT:** Alan Kimbrell

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

**CORPORATE ATTORNEY:** Katie McConnell

**CALL TO ORDER:** Member Czegledi called the meeting to order in person and telephonically at 5:31 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: 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 **406 Merino Drive, (Tract 202 Block 014 Lot 022) 1.110 acres.**

**FOR POSSIBLE ACTION**

- E.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 **678 Smokey Plaza, (Tract 202 Block 011 Lot 060) 1.570 acres.**

**FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since February 2025. The property owner was not present. The property is currently in compliance and is requesting to dismiss violations.

No Public Comment

Member Czegledi moved/Member Liebelt seconded to dismiss violations at 678 Smokey Plaza, (Tract 202 Block 011 Lot 060). Motion carried 4-0.

- E.3 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**

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

Property Owner, Mary Borden, said they need an extension. The camper is gone but they have had a hard time getting rid of the job trailer. Every time they come up with a plan no one follows through.

No Public Comment

Member Vavrick moved/Member Czegledi seconded to table violations at 681 Smokey Drive, (Tract 202 Block 010 Lot 015) and bring back to November COA if not in compliance. Motion carried 4-0.

- E.4 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 **787 Sterling Drive, (Tract 202 Block 005 Lot 023) 1.030 acres.**  
**FOR POSSIBLE ACTION**

- E.5 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.

Property Owner, William Greener, said he concreted in the dog kennel and submitted a fence permit to keep the dogs in.

Staff discussion- The property owner will need a plan to reseed in the fall.

No Public Comment

Member Liebelt moved/Member Czegledi seconded to table violations at 436 Country Club Plaza, (Tract 106C Block 004 Lot 023), and bring back to November COA if not in compliance. Motion carried 4-0.

Member Czegledi moved/Member Liebelt seconded to move the consent agenda forward and refer the COA Violation numbers E.1 and E.4 to the SCA Board of Directors to take legal action and uphold all fines. Motion Carried (4-0).

## F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a Home Occupation Permit for **Speedy Sporks** type of business: **Food Delivery**: at **314 Glenvista Drive, (Tract 102 Block 014 Lot 030) 2.160 acres.**  
**FOR POSSIBLE ACTION**

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

No Public Comment

Member Vavricks moved/Member Czegledi seconded to approve the Home Occupation Permit at 314 Glenvista Drive, (Tract 102 Block 014 Lot 030). Motion carried 4-0.

- F.2 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 the property owner is requesting consideration for an extended stay longer than the two-week maximum allowed.

No Public Comment

Property Owner, Sarah Stevenson, said they will be moving their Mother-In-Law to Elko, and she is waiting for low-income housing. She is requesting for an extension for one year to allow her to stay in a travel trailer on the property.

Attorney Katie McConnell stated that the DOR's allow a visitor to stay for up to two weeks and up to 180 days while building a house.

Member Liebelt moved/Member Czegledi seconded to approve the extended stay longer than the two-week maximum allowed at 523 Diamondback Dr, (Tract 301 Block 004 Lot 006), and bring back to the November COA for review. Motion carried 4-0.

- F.3 Review, discussion, and possible action to approve a variance for a carport to be placed 8-9 ft from the house at **269 Country Club Parkway, (Tract 106A Block 002 Lot 050) 0.480 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated that the property owner is requesting a variance for a carport to be placed 8-9 ft from the house.

The Property Owner Valene Kelley, said that she has a very small lot and the carport is for a tractor to be stored in.

Staff Discussion- Topography is something that meets the guidelines for a variance and she is maintaining the side and rear easement requirements.

No Public Comment

Member Czegledi moved/Member Vavrack seconded to approve variance at 269 Country Club Parkway, (Tract 106A Block 002 Lot 050). Motion carried 4-0.

- F.4 Review, discussion, and possible action to approve a Livestock Permit for six (6) goats at **375 Valley Bend Drive, (Tract 103 Block 009 Lot 026) 1.250 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated that the property owner is requesting a livestock permit for 6 goats. The property owner was not present. The permit showed adequate property and shelter for the livestock.

No Public Comment

Member Liebelt moved/Member Vavrack seconded to approve the livestock permit at 375 Valley Bend Drive, (Tract 103 Block 009 Lot 026). Motion carried 4-0.

- F.5 Review, discussion, and possible action to approve a Livestock Permit for four (4) goats at **383 Oakmont Drive, (Tract 402 Block 004 Lot 014), 1.030 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated that the property owner is requesting a livestock permit for 4 goats. The property owner was not present. The permit showed adequate property and shelter for the livestock.

No Public Comment

Member Liebelt moved/Member Czegledi seconded to approve the livestock permit at 383 Oakmont Drive, (Tract 402 Block 004 Lot 014). Motion carried 4-0.

- F.6 Review, discussion, and possible action to approve a Livestock Permit for one (1) goat at **576 Palace Parkway, (Tract 402 Block 005 Lot 002), 1.020 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated that the property owner is requesting a livestock permit for 1 goat. The property owner was not present. The permit showed adequate property and shelter for the livestock.

No Public Comment

Member Liebelt moved/Member Hinkley seconded to approve the livestock permit at 576 Palace Parkway, (Tract 402 Block 005 Lot 002). Motion carried 4-0.

### 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 Excessive Brush/Weeds or Dead Trees/Shrubs** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **329 Kimble Drive, (Tract 202 Block 013 Lot 005) 1.000 acres.**  
**FOR POSSIBLE ACTION**
- 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 **358 Oakmont Drive, (Tract 402 Block 018 Lot 008) 2.030 acres.**  
**FOR POSSIBLE ACTION**
- 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 **363 Spring Creek Parkway, (Tract 102 Block 012 Lot 0015) .590 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since May 2024.

The Property Owner, Adrian Samper, stated that he replaced the roof this winter and needs more time to paint the trim. He requested resources for local handymen to help.

Staff Discussion- Staff can pull together some resources to help homeowners with handy man work.

No Public Comment

Member Czegledi moved/Chair Liebelt seconded to table the violations at 363 Spring Creek Parkway, (Tract 102 Block 012 Lot 0015), and bring back to November COA if not in compliance. Motion carried 4-0.

- 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** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **451 White Oak Drive, (Tract 402 Block 001 Lot 032) 1.620 acres.**  
**FOR POSSIBLE ACTION**

- G.5 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 **452 Gypsum Drive, (Tract 202 Block 025 Lot 001) 1.200 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since December 2024.

The Property Owner, James Lester, stated that the red truck is gone and he will move the truck frame into the garage. Everything else has been moved.

No Public Comment

No Action Taken

- G.6 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 **456 Spring Creek Parkway, (Tract 101 Block 008 Lot 035) 1.410 acres.**  
**FOR POSSIBLE ACTION**

- G.7 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 **528 Eagle Creek Drive, (Tract 402 Block 013 Lot 003) 2.000 acres.**  
**FOR POSSIBLE ACTION**

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

The Property Owner, Juan Leon, said that he tried folding the shingles back over on the shed but, it did not work, he has the metal roofing and just needs to put it on.

No Public Comment

No Action Taken

- G.8 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 **577 Shadybrook Drive, (Tract 304 Block 008 Lot 015) 4.460 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2024.

The Property Owner, Jana Slothower, said that the shop is complete and they are just waiting for the final inspections from the county. The Metal Storage Container will be gone by August 22<sup>nd</sup>.

No Action Taken

- 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 **592 Spring Valley Court, (Tract 201 Block 004 Lot 009) 2.590 acres.**  
**FOR POSSIBLE ACTION**
- G.10 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 **608 Shadybrook Drive, (Tract 304 Block 009 Lot 002) 5.510 acres.**  
**FOR POSSIBLE ACTION**
- G.11 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 **623 Westcott Drive, (Tract 401 Block 010 Lot 010) 2.020 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since March 2025. The property owner was not present. Property owner said the car has been removed.

No Public Comment

No Action Taken

- G.12 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**

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

The property owner, Jennifer Cambra, said that it wasn't meant to be permanent fixture. She does not recall a vote to change the rule. She got quotes to build around it, but they were very expensive. She asked what the chance of changing the rule is, and requested an extension.

Attorney Katie McConnell stated that the rule change was agendized and were only allowed to keep if they were properly permitted. All structures over 32 sq ft are required to be permitted. It's unlikely to get the rule changed due to the industrial look and property values.

No Public Comment

Member Czegledi moved/Member Liebelt seconded to table the violations at 703 Palace Parkway, (Tract 403 Block 018 Lot 066), and bring back to November COA if not in compliance. Motion carried 4-0.

- G.13 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 **712 Eastlake Drive, (Tract 401 Block 0017 Lot 038) 2.000 acres.**  
**FOR POSSIBLE ACTION**

- G.14 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 **739 Spring Creek Parkway, (Tract 103 Block 004 Lot 019) 2.750 acres.**  
**FOR POSSIBLE ACTION**
- G.15 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 **749 Lamont Drive, (Tract 202 Block 003 Lot 049) 1.050 acres.**  
**FOR POSSIBLE ACTION**
- G.16 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 **797 Aesop Drive, (Tract 403 Block 008 Lot 002) 4.790 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since April 2025. The property owner was not present. They are requesting more time to get the truck covered.

No Public Comment

No Action Taken

- G.17 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 **980 Oakmont Drive, (Tract 402 Block 015 Lot 002) 1.030 acres.**  
**FOR POSSIBLE ACTION**

Member Czegledi moved/Member Liebelt seconded to move the consent agenda forward and refer the COA Violation numbers G1, G2, G4, G6, G9, G10, G13 to G15 and G17 to the SCA Board of Directors to take legal action and uphold all fines. Motion Carried (4-0).

## **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 July 14, 2025, Regular meeting.

**FOR POSSIBLE ACTION**

No public comment was received.

Member Czegledi moved/Member Liebelt seconded to approve the minutes from the July 14, 2025, Regular Meeting. Motion carried 3-0-1 (Member Hinkley abstained).

## **J. REPORTS**

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

**FOR POSSIBLE ACTION**

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

**FOR POSSIBLE ACTION**



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

***FOR POSSIBLE ACTION***

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

No public comment was received.

Member Vavrick moved/Member Czegledi seconded to accept the reports in the binder for July 2025. Motion carried 4-0.

**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, September 8, 2025.

***FOR POSSIBLE ACTION***

**M. ADJOURN MEETING**

**FOR POSSIBLE ACTION**

Member Czegledi adjourned the meeting at 7:16 p.m.