



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING NOTICE

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, November 10, 2025**, 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, November 5, 2025**:

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

Ridley'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 NOVEMBER 10, 2025, WILL ALSO BE AVAILABLE VIA ZOOM.

The meeting can be accessed by phone by calling:

Number: 1-669-900-6833, Meeting ID: 845 8223 7410 Passcode: 878852
1-346-248-7799
1-253-215-8782

Comments may be submitted by e-mail to: COA@springcreeknv.org by November 7, 2025.

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, November 10, 2025
401 Fairway Blvd, Spring Creek, NV 89815
Zoom Access Available**

AGENDA

COMMITTEE MEMBERS:

**Alan Kimbrell – Chair
Nick Czegledi – Member
Elex Vavrick - Member
Elisa Liebelt – Member
Brittiney Hinkley – 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 to approve a Home Occupation Permit for Joe's Garage type of business: **Mechanic Shop**: at 435 Jasper Drive, (Tract 202 Block 030 Lot 015) 1.310 acres. ***FOR POSSIBLE ACTION***
- E.2 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***

- E.3 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
- E.4 Review, discussion, and possible action regarding **SCA R&R's: Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds, 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 **316 Ashcroft Place, (Tract 103 Block 006 Lot 026) 1.050 acres.**
FOR POSSIBLE ACTION
- E.5 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 **533 Gypsum Drive, (Tract 202 Block 021 Lot 001) 1.490 acres.**
FOR POSSIBLE ACTION
- E.6 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
- E.7 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

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a Home Occupation Permit for **Silver State Document Preparation Services. LLC** type of business: **Document Preparation Services**; at **126 Flora Court, (Tract 106B Block 008 Lot 025) 1.540 acres.** **FOR POSSIBLE ACTION**
- F.2 Review, discussion, and possible action to approve a Livestock Permit for two (2) cows at **514 Gypsum Drive, (Tract 202 Block 025 Lot 032) 1.003 acres.** **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 Metal Storage Containers** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **24 Lawndale Court, (Tract 104 Block 001 Lot 017) 2.000 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 **252 Edgebrook Drive, (Tract 106B Block 006 Lot 033) 1.010 acres.** **FOR POSSIBLE ACTION**
- G.3 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, SCA DOR's: Unsightly: Storage of Tools and Trash, 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 **258 Spring Valley Parkway, (Tract 201 Block 003 Lot 001) 2.020 acres.**
FOR POSSIBLE ACTION

- 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, SCA R&R's: Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **279 Flora Drive, (Tract 106B Block 001 Lot 002) 1.020 acres.**
FOR POSSIBLE ACTION
- G.5 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 **365 Fairway Lane, (Tract 106A Block 004 Lot 032) 1.150 acres.**
FOR POSSIBLE ACTION
- G.6 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 **366 Lakeport Drive, (Tract 106B Block 004 Lot 032) 1.180 acres.**
FOR POSSIBLE ACTION
- G.7 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, 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 **394 Ramah Plaza, (Tract 202 Block 029 Lot 023) 1.200 acres.**
FOR POSSIBLE ACTION
- G.8 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 **398 Edgebrook Drive, (Tract 106B Block 005 Lot 030) 1.310 acres.**
FOR POSSIBLE ACTION
- 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 **443 Flora Bay, (Tract 106B Block 006 Lot 071) 1.610 acres.**
FOR POSSIBLE ACTION
- G.10 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 **502 Spring Valley Parkway, (Tract 202 Block 018 Lot 027) 1.460 acres.**
FOR POSSIBLE ACTION
- G.11 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 **531 Shadybrook Drive, (Tract 304 Block 008 Lot 025) 1.110 acres.** ***FOR POSSIBLE ACTION***
- G.12 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 **533 Spring Valley Parkway, (Tract 202 Block 037 Lot 011) 2.380 acres.**
FOR POSSIBLE ACTION
- G.13 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 **550 Palace Parkway, (Tract 401 Block 005 Lot 005) 2.010 acres.**
FOR POSSIBLE ACTION

- G.14 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 **562 Spring Valley Parkway, (Tract 202 Block 009 Lot 046) 1.110 acres.**
FOR POSSIBLE ACTION
- G.15 Review, discussion, and possible action regarding **SCA R&R's: Excessive Brush/Weeds or Dead Trees/Shrubs, 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 **709 Parkridge Parkway, (Tract 202 Block 003 Lot 039) 4.290 acres.**
FOR POSSIBLE ACTION
- G.16 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, SCA DOR's: Unsightly: Storage of Tools and Trash, 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 **725 Holiday Drive, (Tract 202 Block 001 Lot 020) 1.390 acres.**
FOR POSSIBLE ACTION
- G.17 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 **812 Spring Valley Parkway (Tract 202 Block 011 Lot 007) 1.030 acres.**
FOR POSSIBLE ACTION
- G.18 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 **815 Oak Creek Circle, (Tract 402 Block 009 Lot 034) 1.090 acres.**
FOR POSSIBLE ACTION
- G.19 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 **833 Spring Valley Parkway, (Tract 202 Block 013 Lot 013) 1.260 acres.**
FOR POSSIBLE ACTION
- G.20 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 **869 Spring Valley Parkway, (Tract 202 Block 022 Lot 002) 1.040 acres.**
FOR POSSIBLE ACTION
- G.21 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 **903 Spring Valley Parkway, (Tract 202 Block 028 Lot 017) 1.340 acres.**
FOR POSSIBLE ACTION
- G.22 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 **938 Spring Valley Parkway, (Tract 201 Block 006 Lot 029) 1.110 acres.**
FOR POSSIBLE ACTION
- G.23 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 **942 Spring Valley Parkway, (Tract 201 Block 006 Lot 031) 1.000 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 October 6, 2025, regular meeting. **FOR POSSIBLE ACTION**

J. REPORTS - CONSENT AGENDA

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

J.1 Accept the Committee of Architecture Revenue Report for October 2025.

FOR POSSIBLE ACTION

J.2 Accept the Committee of Architecture Occupancy Report for October 2025.

FOR POSSIBLE ACTION

J.3 Accept the Committee of Architecture Violation Report for October 2025.

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, December 8, 2025.

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 **November 10, 2025**, 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: Nov. 4th Time: 4:46 PM

2. Ridley's Family Market, 568 Spring Valley Court, Spring Creek, NV 89815

Date: Nov 5th Time: 8:20 AM

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

Date: Nov. 5th Time: 8:00 AM

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

Date: Nov 5th Time: 8:37 AM

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

DATED this 5th day of November, 2025.

By: Cheri Duncan

Name: Cheri Duncan

Title: COA Secretary