



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Committee of Architecture
Monday, May 12, 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-on the phone

CORPORATE ATTORNEY: Katie McConnell

CALL TO ORDER: Chair Martindale called the meeting to order in person and telephonically at 5:32 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 **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 **392 Berry Creek Drive, (Tract 201 Block 010 Lot 009) 1.010 acres.** ***FOR POSSIBLE ACTION***

Secretary/Treasurer Kristine Austin-Preston stated that this property has been in violation since May 2023. Last contact with the property owner was December 2024.

The Property Owner, Charles Bridges, stated they have not had decent weather, and they were out of town. They are planning on painting but requesting to come back to the July COA Meeting.

Attorney Katie McConnell provided clarification on timing and process.

No Public Comment

Member Kimbrell moved/Member Vavruck seconded to refer to the SCA Board of Directors to take legal action at 392 Berry Creek Drive, (Tract 201 Block 010 Lot 009). Motion carried 5-0.

- E.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 **393 Berry Creek Drive, (Tract 201 Block 009 Lot 024) 1.040 acres.** ***FOR POSSIBLE ACTION***

Secretary/Treasurer Kristine Austin-Preston stated that this property has been in violation since May 2023. Last contact with the property owner was December 2024.

The Property Owner, Charles Bridges, stated they have not had decent weather, and they were out of town. They are planning on painting but requesting to come back to the July COA Meeting.

Attorney Katie McConnell provided clarification on timing and process.

No Public Comment

Member Czegledi moved/Member Vavruck seconded to refer to the SCA Board of Directors to take legal action 393 Berry Creek Drive, (Tract 201 Block 009 Lot 024). Motion carried 5-0.

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a Livestock Permit for two (2) goats at **553 Abarr Drive, (Tract 402 Block 007 Lot 001) 1.090 acres.**

FOR POSSIBLE ACTION

Secretary/Treasurer Kristine Austin-Preston stated the property owner is requesting a Livestock Permit for two (2) goats. The permit showed adequate property and shelter for the livestock. The property owner was not present.

No Public Comment

Member Liebelt moved/Member Kimbrell seconded to approve the Livestock Permit at 553 Abarr Drive, (Tract 402 Block 007 Lot 001) 1.090 acres. Motion carried 5-0.

- F.2 Review, discussion, and possible action to approve a Livestock Permit for two (2) Mini Cows at **774 Aesop Drive, (Tract 401 Block 019 Lot 034) 2.040 acres.**

FOR POSSIBLE ACTION

Secretary/Treasurer Kristine Austin-Preston stated the property owner is requesting approval for a Livestock Permit for two (2) Mini Cows. The property owner was not present. The permit showed adequate property and shelter for the livestock.

No Public Comment

Member Kimbrell moved/Member Vavrick seconded to approve the Livestock Permit at 774 Aesop Drive, (Tract 401 Block 019 Lot 034). Motion carried 5-0.

- F.3 Review, discussion, and possible action to approve a Livestock Permit for two (2) goats at **824 Thorpe Drive, (Tract 403 Block 019 Lot 016) 1.120 acres.**

FOR POSSIBLE ACTION

Secretary/Treasurer Kristine Austin-Preston 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 the livestock.

No Public Comment

Member Vavrick moved/Member Kimbrell seconded to approve the Livestock Permit at 824 Thorpe Drive, (Tract 403 Block 019 Lot 016). Motion carried 5-0.

- F.4 Review, discussion, and possible action to approve a Livestock Permit for three (3) goats at **531 Shadybrook Drive, (Tract 304 Block 008 Lot 025) 1.110 acres.**

FOR POSSIBLE ACTION

Secretary/Treasurer Kristine Austin-Preston stated the property owner is requesting approval for a Livestock permit for three (3) sheep. The permit showed adequate property and shelter for the livestock. The property owner, Taylor Grisham, was present.

No Public Comment

Member Liebelt moved/Member Kimbrell seconded to approve the Livestock Permit at 531 Shadybrook Drive, (Tract 304 Block 008 Lot 025). Motion carried 5-0.

- F.5 Review, discussion, and possible action to approve a Boundary Line Adjustment at **318 Aspen Drive, (Tract 102 Block 012 Lot 009) 1.280 acres & 326 Aspen Drive, (Tract 102 Block 012 Lot 010) 1.300 acres.** **FOR POSSIBLE ACTION**

Secretary/Treasurer Kristine Austin-Preston stated the property owner is requesting approval for the property line to be reverted back to the original lot lines.

Bob Thibeau, from High Desert Engineering, stated the obstructions from the previous BLA have been removed.

No Public Comment

Member Czegledi moved/Member Kimbrell seconded to approve the Boundary Line Adjustment at 318 Aspen Drive, (Tract 102 Block 012 Lot 009) 1.280 acres & 326 Aspen Drive, (Tract 102 Block 012 Lot 010). Motion carried 5-0.

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: Exterior Condition of Structures** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **365 Kimble Drive, (Tract 202 Block 014 Lot 012) 1.140 acres.** **FOR POSSIBLE ACTION**

- G.2 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 **377 Berry Creek Place, (Tract 201 Block 009 Lot 027) 1.00 acres.** **FOR POSSIBLE ACTION**

- G.3 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, 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 **383 Kimble Drive, (Tract 202 Block 014 Lot 015) 1.130 acres.** **FOR POSSIBLE ACTION**

No Action Taken

- G.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 **394 Smokey Drive, (Tract 202 Block 011 Lot 063) 1.450 acres.** **FOR POSSIBLE ACTION**

- G.5 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures, 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 **466 Brent Drive, (Tract 202 Block 029 Lot 003) 1.030 acres.** **FOR POSSIBLE ACTION**

- G.6 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 **492 Lynx Drive, (Tract 202 Block 019 Lot 009) 1.230 acres.**
FOR POSSIBLE ACTION

Secretary/Treasurer Kristine Austin-Preston stated that this property has been in violation since February 2025.

The property owner, Michael Bloomfield, stated that he did not know there was a change to the code. Lack of knowing, they said they did their due diligence, SCA told them 6 years ago they didn't need a permit it just needed to be painted to match their house. They had it at their previous address on Kimble and then moved it to the new address on Lynx. They said they were not contacted or notified regarding the rule change.

Attorney Katie McConnell- these have always required a permit so would have been required either way. The rule change was Publicly noticed for 1st and 2nd reading. If it is capable of being moved a variance cannot be granted as we must have uniform enforcement of the rule.

No Public Comment

Member Czegledi moved/Member Kimbrell seconded to refer to the SCA Board of Directors to take legal action at 492 Lynx Drive, (Tract 202 Block 019 Lot 009). Motion carried 5-0.

- G.7 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 **505 Lynx Drive, (Tract 202 Block 018 Lot 059) 1.380 acres.**
FOR POSSIBLE ACTION

Secretary/Treasurer Kristine Austin-Preston stated that staff has requested to refer back for reevaluation of compliance.

No Public Comment

Member Czegledi moved/Member Liebelt seconded to refer to the COA Secretary for reevaluation of compliance at 505 Lynx Drive, (Tract 202 Block 018 Lot 059). Motion carried 5-0.

- G.8 Review, discussion, and possible action regarding **COA R&R's: LIVESTOCK / 4-H / FFA PROJECTS** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **514 Castlecrest Drive, (Tract 201 Block 006 Lot 008) 1.030 acres.**
FOR POSSIBLE ACTION

- G.9 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

Secretary/Treasurer Kristine Austin-Preston stated that this property has been in violation since March 2025.

The property owner, Taylor Grisham, stated that they are looking to get a variance to have 3 horses on the property. You should consider the animals' well-being as their pen is cleaned daily.

Attorney Katie McConnell- the only way to change a DOR is to get signed notarized vote of 75%. We cannot differ from the DOR's.

Staff Discussion- Is there a neighboring property that could house the horse for you? We can offer a 6 month extension to bring the property into Compliance.

No Public Comment

Member Czegledi moved/Member Vavrack seconded to table violations until October 15, 2025 at 531 Shadybrook Drive, (Tract 304 Block 008 Lot 025) and bring back to the November COA if not in compliance. Motion carried 5-0.

- G.10 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 **553 Cedarlawn Plaza, (Tract 202 Block 031 Lot 016) 1.340 acres.**
FOR POSSIBLE ACTION

- G.11 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 **695 Dillon Lane, (Tract 202 Block 011 Lot 026) 1.270 acres.**
FOR POSSIBLE ACTION

Chair Martindale moved/Member Kimbrell seconded to move the consent agenda forward and refer the COA Violation numbers G1, G2, G4, G5, G8, G10 & G11 to the SCA Board of Directors to take legal action. 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 April 14, 2025, Regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member Czegledi moved/Member Liebelt seconded to approve the minutes from the April 14, 2025, Regular Meeting. Motion carried 5-0.

J. REPORTS

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

Secretary/Treasurer Kristine Austin-Preston provided a general update on permits and violation reviews.

No public comment was received.

Member Czegledi moved/Member Kimbrell seconded to accept the reports in the binder for March 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, June 9, 2025.

FOR POSSIBLE ACTION

M. ADJOURN MEETING

FOR POSSIBLE ACTION

Chair Martindale adjourned the meeting at 6:47 p.m.