



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Committee of Architecture
Monday, October 6, 2025, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Alan Kimbrell, Nick Czegledi, Elisa Liebelt, Elex Vavrick, Brittiney Hinkley

ABSENT:

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

CORPORATE ATTORNEY: Katie McConnell

CALL TO ORDER: Chair Kimbrell called the meeting to order in person and telephonically at 5:30 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: Inoperative, Unregistered, Unlicensed Vehicles, 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 **410 Lily Place, (Tract 202 Block 004 Lot 025) 1.200 acres.**
FOR POSSIBLE ACTION

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

The Property Owners, Michelle & Nathan Cole, said they stained the shed, roof is being repaired, the blue truck is in the shop, they are removing the trash from the property, and the vehicles in the back will be leaving.

No Public Comment

Member Czegledi moved/Member Vavrick seconded to refer the COA Violations at 410 Lily Place, (Tract 202 Block 004 Lot 025) to the SCA Board of Directors to take legal action and uphold all fines. Motion Carried (5-0).

- E.2 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 **418 Lily Place, (Tract 202 Block 004 Lot 024) 1.290 acres.**
FOR POSSIBLE ACTION

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

The Property Owners, Michelle & Nathan Cole, said they will complete the painting on the house.

No Public Comment

Member Czegledi moved/Member Kimbrell seconded to refer the COA Violations at 418 Lily Place, (Tract 202 Block 004 Lot 024) to the SCA Board of Directors to take legal action and uphold all fines. Motion Carried (5-0).

- E.3 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

Member Kimbrell moved/Member Czegledi seconded to move the consent agenda forward and refer the COA Violation E3 to the SCA Board of Directors to take legal action and uphold all fines. Motion Carried (5-0).

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a variance for Verizon Wireless to install a 85-foot cell phone tower at **305 Kimble Drive, (Tract 202 Block 013 Lot 001) 2.440 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property owner is requesting approval for a variance for a Verizon Wireless to install a 85-foot cell phone tower on the property.

Robert Wines, Attorney for property owner Ron Ricks, stated that he rented this space to Verizon a year and a half ago as they are looking to increase coverage in the area. Cell phone towers can meet the exception as they are an FCC approved tower and anything under 200 feet has no FCC regulations. The tower is planned for the backside of the property and Spring Creek and is not highway accessible. They state that it will allow expansion for greater emergency services and better access to phone service in the area.

Nancy Morrison said her home is 750 feet from the proposed location. She was not in favor of the tower. "Read Letter into record" and it will become a permanent part of the record.

Donna Otteson said service is not an issue in the area and doesn't want this in her back yard.

Eve Thompson said they have worked hard for the view, and they don't want to lose it, also concerned about health effects.

Norman Horttor said he did the research, and they don't know the consequences of these towers, will insurance be higher or cancelled due to fire concerns. Property values will likely decrease.

Nadia Elias said she has concerns about people having sensitivity to these towers, the health effects are inconclusive. If a homeowner had to leave due to health issues from the tower who could comp the homeowner? Would the zoning need to be changed to Commercial?

Attorney Katie McConnell, read the "Auxiliary Structures Rule". With the FCC license exception, the Committee can approve but is not required to approve a tower. There is the Commercial property issue, where it would likely require either a conditional use permit or a zone change as there is a home and separate access to the tower location on the same lot. The separate access point becomes a separate use for the property. It has not been determined that this specific commercial lot is the only place suitable for this tower and whether other options have been considered.

Staff discussion- This would be something more equipped on a commercial lot rather than on AR property. We need to reflect on the needs and wants of the surrounding homeowners; this is a for profit commercial venture and does not benefit the community and their property values.

Member Vavrick moved/Member Liebelt seconded to deny the variance at 305 Kimble Drive, (Tract 202 Block 013 Lot 001). Motion carried 5-0.

- F.2 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***

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

No Public Comment

No Action Taken

- F.3 Review, discussion, and possible action to approve a Livestock Permit for five (5) goats at **662 Wolcott Drive, (Tract 401 Block 021 Lot 042) 2.050 acres.** ***FOR POSSIBLE ACTION***

Secretary Duncan stated the property owner is requesting approval for a Livestock Permit for five (5) goats. The permit showed adequate property and shelter for the livestock.

No Public Comment

Member Czegledi moved/Member Kimbrell seconded to approve the Livestock Permit at 662 Wolcott Drive, (Tract 401 Block 021 Lot 042) 2.050 acres. Motion carried 5-0.

- F.4 Review, discussion, and possible action to approve a Livestock Permit for five (5) goats at 675 Foxridge Place, (Tract 401 Block 006 Lot 017). ***FOR POSSIBLE ACTION***

Secretary Duncan stated the property owner is requesting approval for a Livestock Permit for five (5) goats. 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 675 Foxridge Place, (Tract 401 Block 006 Lot 017). Motion carried 5-0.

- F.5 Review, discussion, and possible action to approve a Commercial Sign Permit at **176 Springfield Parkway, (Tract 304 Block 012 Lot 010) 174.160 acres.** ***FOR POSSIBLE ACTION***

Secretary Duncan stated the property owner & RMRL is requesting approval of a Commercial Sign Permit for a Sponsorship sign at the sports complex.

No Public Comment

Member Liebelt moved/Member Czegledi seconded to approve the Commercial Sign Permit at 176 Springfield Parkway, (Tract 304 Block 012 Lot 010). Motion carried 5-0.

G. Violations- Consent Agenda

Member Kimbrell moved/Member Czegledi seconded to move the consent agenda forward and refer the COA Violations G1-G3, G5, G6-G10, G13-G16, G18-G19 to the SCA Board of Directors to take legal action and uphold all fines. Motion Carried (5-0).

- G.1 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, SCA R&R's: Excessive Brush/Weeds or Dead Trees/Shrubs, 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 **116 Lawndale Drive, (Tract 104 Block 003 Lot 026) 4.090 acres.** **FOR POSSIBLE ACTION**
- G.2 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 **187 Greencrest Drive, (Tract 109 Block 002 Lot 0012) 2.830 acres.** **FOR POSSIBLE ACTION**
- G.3 Review, discussion, and possible action regarding **SCA 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 **212 Country Club Parkway, (Tract 102 Block 012 Lot 003) 1.570 acres.** **FOR POSSIBLE ACTION**
- G.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**

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

The Property Owner, Bryce Wilkinson, said he needs more time to resolve the violations.

No Action Taken

- G.5 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 **334 Ashcroft Place, (Tract 103 Block 006 Lot 023) 1.270 acres.** **FOR POSSIBLE ACTION**
- 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 **382 Brent Drive, (Tract 202 Block 029 Lot 028) 1.030 acres.** **FOR POSSIBLE ACTION**

- G.7 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, 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 **460 Jasper Drive, (Tract 202 Block 018 Lot 035) 1.030 acres.** **FOR POSSIBLE ACTION**
- 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 **490 Ashcroft Drive, (Tract 103 Block 005 Lot 010) 2.055 acres.** **FOR POSSIBLE ACTION**
- G.9 Review, discussion, and possible action regarding, **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's: Accessory/Auxiliary Placement/Setbacks** 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**
- 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 **520 Blackstone Drive, (Tract 101 Block 002 Lot 068) 2.210 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 **533 Gypsum Drive, (Tract 202 Block 021 Lot 001) 1.490 acres.** **FOR POSSIBLE ACTION**

Tabled - no action was taken

- G.12 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 **538 Ashcroft Drive, (Tract 103 Block 005 Lot 002) 2.010 acres.** **FOR POSSIBLE ACTION**

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

The property owner, Sadie Cooper, said her son takes pictures of the car with the sunrise/sunset.

Staff Discussion- read" Yard Art Rule". Property owner needs to provide a plan to make it look decorative so that it does not look like it was just dumped and in violation.

No Public Comment

No Action Taken

- G.13 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, 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 **612 Kimble Drive, (Tract 202 Block 014 Lot 019) 1.200 acres.** **FOR POSSIBLE ACTION**

- G.14 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 **629 Palace Parkway, (Tract 402 Block 009 Lot 008) 1.190 acres.** **FOR POSSIBLE ACTION**
- G.15 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, 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 **711 Hayland Drive, (Tract 202 Block 009 Lot 022) 1.030 acres.** **FOR POSSIBLE ACTION**
- G.16 Review, discussion, and possible action regarding **SCA 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 **721 Aesop Drive, (Tract 401 Block 017 Lot 016) 2.030 acres.**
- G.17 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 **761 Spring Valley Parkway, (Tract 202 Block 004 Lot 009) 1.030 acres.** **FOR POSSIBLE ACTION**

Table - no action taken

- G.18 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, 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 **806 Abarr Plaza, (Tract 402 Block 007 Lot 015) 1.150 acres.** **FOR POSSIBLE ACTION**
- G.19 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, 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 **961 Wolf Creek Circle, (Tract 402 Block 011 Lot 009) 1.210 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**

Attorney McConnell provided a verbal update on the properties currently in legal status.

I. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the September 8, 2025, Regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member Kimbrell moved/Member Vavrick seconded to approve the minutes from the September 8, 2025, Regular Meeting. Motion carried 3-0-2 (Member Czegledi and Member Liebelt abstained).

J. REPORTS

- J.1** Approval of the Committee of Architecture Revenue Report for September 2025.
FOR POSSIBLE ACTION
- J.2** Approval of the Committee of Architecture Occupancy Report for September 2025.
FOR POSSIBLE ACTION
- J.3** Approval of the Committee of Architecture Violation Report for September 2025.
FOR POSSIBLE ACTION

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

No public comment was received.

Member Czegledi moved/Member Liebelt seconded to accept the reports in the binder for September 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 November 10, 2025.
FOR POSSIBLE ACTION

M. ADJOURN MEETING

FOR POSSIBLE ACTION

Member Czegledi adjourned the meeting at 7:07 p.m.