



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

Spring Creek Association ("SCA") Committee of Architecture  
Monday, December 9, 2024, 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:** Secretary/Treasurer Kristine Austin-Preston, COA Secretary Cheri Duncan

**CORPORATE ATTORNEY:** Katie McConnell

**CALL TO ORDER:** Chair Martindale 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 Board of Directors.*** **FOR POSSIBLE ACTION**

- E.1 Review, discussion, and possible action to approve a conditional use permit for an Airbnb at **337 Northglen Lane, (Tract 106A Block 005 Lot 029) 0.670 acres.**

**FOR POSSIBLE ACTION**

Secretary Duncan stated that the property owner is requesting a Conditional Use Permit to operate an Airbnb on this property. The property owner was not present.

Discussion- This lot was treated as an R2 by the SCA and County when the building plans were submitted and approved. Moving forward the property owner can apply for a zone change at no charge and then we can resubmit the Condition Use for Approval.

No Public Comment

No Action Taken

- 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 **228 Ashford Drive, (Tract 109 Block 004 Lot 003) 4.332 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since November 2023, last contact with the property owner was November 2024 and no improvements have been made.

No Public Comment

Member Kimbrell moved/Member Liebelt seconded to refer to the SCA Board of Directors to take legal action at 228 Ashford Drive, (Tract 109 Block 004 Lot 003). Motion carried 5-0.

- E.3 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 **392 Berry Creek Drive, (Tract 201 Block 010 Lot 009) 1.010 acres.**

**FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since May 2023, staff has had recent contact with the property owner.

The property owner, Charles Bridges, said the abandoned car, the sandbags, metal and trash on the property have been removed. The contractor will have the house resided by May.

No Public Comment

Member Czegledi moved/Member Kimbrell seconded to table the violations at 392 Berry Creek Drive, (Tract 201 Block 010 Lot 009) and bring back to the May COA Meeting if not in compliance. Motion carried 5-0.

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

Secretary Duncan stated that this property has been in violation since June 2024, staff has had recent contact with the property owner.

The property owner, Charles Bridges, said he has purchased the paint and will have it completed by May.

No Public Comment

Member Kimbrell moved/Member Czegledi seconded to table the violations at 393 Berry Creek Drive, (Tract 201 Block 009 Lot 024) and bring back to the May COA Meeting if not in compliance. Motion carried 5-0.

- E.5 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 Parkchester Drive, (Tract 106A Block 004 Lot 011) 0.450 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2024, staff reviewed the property and it is in compliance.

No Public Comment

Member Czegledi moved/Member Vavruck seconded to dismiss violations at 393 Parkchester Drive, (Tract 106A Block 004 Lot 011). Motion carried 5-0.

- E.6 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**

Secretary Duncan stated that this property has been in violation since June 2024, last contact with the property owner was September 2024. The Property Owner was not present.

No Public Comment

Chair Martindale moved/Member Liebelt seconded to move the consent agenda forward and refer the COA Violation number E6 to the SCA Board of Directors to take legal action. Motion Carried (5-0).

## F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a Zone Change from C2 to C1 at **354 Spring Valley Parkway, (Tract 201 Block 006 Lot 002) .610 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated the property owner is requesting approval for zone change from C2 to C1.

The Engineer from High Desert Engineering, Bob Thibault, the property owner wants to sell modular homes on the property. They would have a small office trailer and model home displays.

Kyrie Martinez asked how it would work with the alley due to it not being maintained and that is how they access their property.

Attorney, Katie McConnell, stated that this commercial lot can be used for trailer sales use with a Conditional Use as a C2, with a C1 zoning they would not need the Condition Use Permit. Each lot is zoned for a particular use within the SCA and County.

Member Czegledi moved/Member Vavrlick seconded to approve the Zone Change at 354 Spring Valley Parkway, (Tract 201 Block 006 Lot 002). Motion carried 5-0.

- F.2 Review, discussion, and possible action to approve a Zone Change from C2 to C1 at **958 Spring Valley Parkway, (Tract 201 Block 006 Lot 001) .690 acres.**  
**FOR POSSIBLE ACTION**

Secretary Duncan stated the property owner is requesting approval for zone change from C2 to C1.

The Engineer from High Desert Engineering, Bob Thibault, the property owner wants to sell modular homes on the property. They would have a small office trailer and model home displays.

Kyrie Martinez asked how it would work with the alley due to it not being maintained and that is how they access their property.

Attorney, Katie McConnell, stated that this commercial lot can be used for trailer sales use with a Conditional Use as a C2, with a C1 zoning they would not need the Condition Use Permit. Each lot is zoned for a particular use within the SCA and County.

Chair Martindale moved/Member Czegledi seconded to approve the Zone Change at 958 Spring Valley Parkway, (Tract 201 Block 006 Lot 001). Motion carried 5-0.

- F.3 Review, discussion, and possible action to approve the second reading of the revised Committee of Architecture Rules and Regulation #12: Inoperative/Unregistered/Unlicensed Vehicles.  
**FOR POSSIBLE ACTION**

Secretary Duncan stated that we are proposing to approve the second reading of the revised COA R&R's #12: Inoperative/Unregistered/Unlicensed Vehicles.

No Public Comment

Member Vavrick moved/Member Czegledi seconded to approve the 2<sup>nd</sup> reading of the revised Committee of Architecture Rules and Regulation #12:  
Inoperative/Unregistered/Unlicensed Vehicles.

**G. Violations- Consent Agenda**

***Items may be taken individually for consideration or may be taken as a group by the Board of Directors.*** ***FOR POSSIBLE ACTION***

G.1 Review, discussion, and possible action regarding **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 **229 Viewcrest Drive, (Tract 101 Block 008 Lot 028) 1.470 acres.** ***FOR POSSIBLE ACTION***

G.2 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 **231 Cascade Drive, (Tract 102 Block 013 Lot 016) 2.130 acres.** ***FOR POSSIBLE ACTION***

Secretary Duncan stated that this property has been in violation since April 2024. The property owner provided registration for the vehicle, unsightly is cleaned up and they are working on the weeds. The property owner was not present.

No Public Comment

No Action Taken

G.3 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 **563 Brent Drive, (Tract 202 Block 018 Lot 088) 1.000 acres.** ***FOR POSSIBLE ACTION***

G.4 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 **611 Spring Valley Parkway, (Tract 202 Block 003 Lot 078) 1.300 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 **661 Palace Parkway, (Tract 403 Block 025 Lot 013) 1.010 acres.** ***FOR POSSIBLE ACTION***

G.6 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 **867 Palace Parkway, (Tract 403 Block 016 Lot 018) 1.780 acres.** ***FOR POSSIBLE ACTION***

Chair Martindale moved/Member Liebelt seconded to move the consent agenda forward and refer the COA Violation numbers G1 and G3 through G6 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 November 18, 2024 Regular meeting.

**FOR POSSIBLE ACTION**

No public comment was received.

Member Kimbrell moved/Member Czegledi seconded to approve the minutes from the November 18, 2024, Regular Meeting. Motion carried 5-0.

#### **J. REPORTS**

**J.1** Approval of the Committee of Architecture Revenue Report for November 2024.

**FOR POSSIBLE ACTION**

**J.2** Approval of the Committee of Architecture Occupancy Report for November 2024.

**FOR POSSIBLE ACTION**

**J.3** Approval of the Committee of Architecture Violation Report for November 2024.

**FOR POSSIBLE ACTION**

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

No public comment was received.

Member Liebelt moved/Member Kimbrell seconded to accept the reports in the binder for November 2024. 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, January 13, 2025. **FOR POSSIBLE ACTION**

#### **M. ADJOURN MEETING**

**FOR POSSIBLE ACTION**

Chair Martindale adjourned the meeting at 6:31 p.m.