



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Committee of Architecture
Monday, June 8, 2026, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Alan Kimbrell, Elisa Liebelt, Elex Vavrck, Tamara Baker, Wyatt Church

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 5:31 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**

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a Livestock Permit for 5 goats at **49 Flowing Wells Drive, (Tract 301 Block 003 Lot 004) 4.010 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that the property owner is requesting approval for a livestock permit for 5 goats. Property owner was not present. The permit showed adequate property and shelter for the livestock.

No Public Comment

Chair Kimbrell moved/Member Vavrlick seconded to approve the Livestock Permit at 49 Flowing Wells Drive, (Tract 301 Block 003 Lot 004). Motion carried 5-0.

- F.2 Review, discussion, and possible action to approve a Livestock Permit for 2 goats at **123 Agate Drive, (Tract 103 Block 001 Lot 017) 1.330 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that the property owner is requesting approval for a livestock permit for 2 goats. Property owner was not present. The permit showed adequate shelter for the livestock.

No Public Comment

Member Church moved/Member Vavrlick seconded to approve the Livestock Permit at 123 Agate Drive, (Tract 103 Block 001 Lot 017). Motion carried 5-0.

- F.3 Review, discussion, and possible action to approve a Livestock Permit for 2 goats at **225 Holyoke Place, (Tract 101A Block 001 Lot 024) 2.390 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that the property owner is requesting approval for a livestock permit for 2 goats. Property owner was not present. The permit showed adequate shelter for the livestock.

No Public Comment

Member Vavrlick moved/Chair Kimbrell seconded to approve the Livestock Permit at 225 Holyoke Place, (Tract 101A Block 001 Lot 024). Motion carried 5-0.

- F.4 Review, discussion, and possible action to approve a Livestock Permit for 4 goats at **340 Fairgrove Drive, (Tract 402 Block 001 Lot 004) 1.1200 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated the property owner is requesting to approve a Livestock Permit for 4 goats. The property owner was not present. The permit showed adequate shelter for the livestock.

No Public Comment

Member Liebelt moved/Member Church seconded to approve the Livestock Permit at 340 Fairgrove Drive, (Tract 402 Block 001 Lot 004). Motion carried 5-0.

- F.5 Review, discussion, and possible action to approve a Livestock Permit for 4 goats at **501 Sumac Drive, (Tract 402 Block 017 Lot 018) 3.100 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated the property owner is requesting to approve a Livestock Permit for 4 goats. The property owner was not present. The permit showed adequate shelter for the livestock.

No Public Comment

Chair Kimbrell moved/Member Baker seconded to approve the Livestock Permit at 501 Sumac Drive, (Tract 402 Block 017 Lot 018). Motion carried 5-0.

- F.6 Review, discussion, and possible action to approve a Livestock Permit for 2 goats at **516 Croydon Drive, (Tract 101 Block 005 Lot 021) 1.340 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated the property owner is requesting to approve a Livestock Permit for 2 goats. The property owner was present. The permit showed adequate property and shelter for the livestock.

No Public Comment

Member Baker moved/Member Liebelt seconded to approve the Livestock Permit at 516 Croydon Drive, (Tract 101 Block 005 Lot 021). Motion carried 5-0.

- F.7 Review, discussion, and possible action to approve a Home Occupation Permit for **Fonnesbeck Bakery** type of business: **Bakery**: at **229 Blakeland Drive, (Tract 103 Block 003 Lot 006) 1.300 acres.**

FOR POSSIBLE ACTION

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

No Public Comment

Member Liebelt moved/Member Vavrick seconded to approve the Home Occupation Permit at 229 Blakeland Drive, (Tract 103 Block 003 Lot 006) with the condition of it being a cottage bakery and cannot change the traffic flow of the area. Motion carried 5-0.

- F.8 Review, discussion, and possible action to approve a Home Occupation Permit for **Millie's Inspiration Bird Dogs** type of business: **Dog Training**: at **534 Eagle Creek Drive, (Tract 402 Block 013 Lot 004) 2.000 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that the property owner is requesting approval for a Home Occupation Permit. The Property owner was on the phone.

Property owner, James Hill, said he is proposing to train dogs by reference only one at a time in his back yard.

Attorney Katie McConnell stated that you can have a home office but there can be no external evidence of the business so the training would need to be done inside the home or structure.

No Public Comment

Member Liebelt moved/Member Church seconded to approve the Home Occupation Permit at 534 Eagle Creek Drive, (Tract 402 Block 013 Lot 004) with the condition that training must be done inside or off the property. Motion carried 5-0.

- F.9 Review, discussion and possible action to consider a request from Callie Williamson for an extended stay longer than the two-week maximum allowed in **COA R&R's: Travel Trailers/Motorhomes at 458 Jasper Drive, (Tract 202 Block 018 Lot 036) 1.030 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated that the property owner is requesting approval for an extended stay longer than the two-week maximum allowed. The Property owner was not present.

Callie Williamson who is not the property owner, said they are requesting to stay in the trailer a couple days a week for the next couple of months; they have been there for a month.

Staff discussion- it's hard to give permission without the property owners approval as she requested the extended stay on behalf of the property owner.

No Public Comment

Member Liebelt moved/Chair Kimbrell seconded to deny the extended stay longer than the two-week maximum allowed at 458 Jasper Drive, (Tract 202 Block 018 Lot 036). Motion carried 5-0.

- F.10 Review, discussion, and possible action to approve the first reading of the new Committee of Architecture Rules and Regulation #40: Golf Nets.
FOR POSSIBLE ACTION

Secretary Duncan stated that we are proposing to approve the first reading of the new Committee of Architecture Rules and Regulation #40: Golf Nets.

No Public Comment

Chair Kimbrell moved/Member Vavrick seconded to approve the first reading of the new Committee of Architecture Rules and Regulation #40: Golf Nets. 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: 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 **245 Lyndhurst Lane, (Tract 101 Block 008 Lot 013) 1.260 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 Country Club Parkway, (Tract 106C Block 005 Lot 009) 1.440 acres.** **FOR POSSIBLE ACTION**
- G.3 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 **439 Diamondback Drive, (Tract 301 Block 004 Lot 013) 4.150 acres.** **FOR POSSIBLE ACTION**
- No Action Taken
- G.4 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 **526 Ashcroft Drive, (Tract 103 Block 005 Lot 004) 2.010 acres.** **FOR POSSIBLE ACTION**
- G.5 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 **773 Parkridge Parkway, (Tract 403 Block 017 Lot 014) 1.050 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 **775 Wolcott Drive, (Tract 401 Block 019 Lot 024) 2.340 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that this property has been in violation since June 2024. The property owner was not present.

No Public Comment

Chair Kimbrell moved/Member Vavrick seconded to refer the COA Violations at 775 Wolcott Drive, (Tract 401 Block 019 Lot 024) to the SCA Board of Directors to take legal action and uphold all fines. Motion carried 4-0-1(Member Baker Abstained).

Chair Kimbrell moved/Member Liebelt seconded to move the consent agenda forward and refer the COA Violations G1, G2, G4-G6 to the SCA Board of Directors to take legal action and uphold all fines. 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 13, 2026, Regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member Baker moved/Member Church seconded to approve the minutes from the April 13, 2026, Regular Meeting. Motion carried 5-0.

J. REPORTS

J.1 Approval of the Committee of Architecture Revenue Report for April/May 2026.

FOR POSSIBLE ACTION

J.2 Approval of the Committee of Architecture Occupancy Report for April/May 2026.

FOR POSSIBLE ACTION

J.3 Approval of the Committee of Architecture Violation Report for April/May 2026.

FOR POSSIBLE ACTION

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

No public comment was received.

Member Liebelt moved/Member Baker seconded to accept the reports in the binder for April/May 2026. Motion carried 5-0.

K. PUBLIC COMMENT

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No public comment was received.

L. NEXT REGULAR MEETING

The next regular meeting of the Committee of Architecture Scheduled for Monday, July 13, 2026.

FOR POSSIBLE ACTION

M. ADJOURN MEETING

FOR POSSIBLE ACTION

Member Kimbrell adjourned the meeting at 6:51p.m.