

**SPRING CREEK ASSOCIATION
COMMITTEE OF ARCHITECTURE SPECIAL MEETING
TUESDAY, JULY 26, 2016, 5:30 P.M.**

MEETING LOCATION: 451 Spring Creek Parkway, Spring Creek, NV

CALL TO ORDER: Chairperson Parker called the meeting to order at 5:30 p.m.

PLEDGE OF ALLEGIANCE:

COA MEMBERS PRESENT: Chair Diane Parker, Members: Benjamin Cortez, Donna Solomon

MEMBERS ABSENT: 2 COA Member Vacancies

SCA STAFF MEMBERS PRESENT: SCA President Bahr, COA Secretary Dunlap

COMMENTS BY THE GENERAL PUBLIC: None.

I. NEW BUSINESS:

- A. 873 SPRING VALLEY PARKWAY – (202-022-004): REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT FOR TWO (2) COWS AND TWO (2) GOATS ON 1.28 AC AND MATTERS RELATED THERETO.** The property owner, Martin Gonzalez, was present. Member Solomon stated she thought the number of animals was excessive for the size of the property. The animals the permit is requested for are a meat project and are temporary in nature. A motion was made by Chair Parker to approve the permit for two (2) cows and two (2) goats as a meat project for a temporary time frame. Member Cortez seconded the motion. Vote was called; motion carried 3-0.
- B. 363 BLUECREST DRIVE – (102-007-001): REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT FOR TWO (2) GOATS ON 1.30 AC AND MATTERS RELATED THERETO.** The property owners were not present. Chair Parker indicated that she has observed this property is a new home with no animals and with plenty of property acreage available. Member Solomon moved to approve the livestock permit for two (2) goats. Chair Parker seconded the motion. Vote was called; motion carried 3-0.

II. UNFINISHED BUSINESS:

- A. REVIEW AND DISCUSSION REGARDING CURRENT SCA DOR'S AND COA RULES & REGULATIONS AND MATTERS RELATED THERETO.** This agenda item is a continuation of the discussion from the previous COA Regular Meeting of June 14, 2016 on the SCA DOR's and COA Rules & Regulations not reviewed or discussed at that last meeting. Some of the items discussed included: the violation letter process and correction time limits, materials and practices not allowed, unauthorized motor vehicles on Association property. All Rules and Regulations were reviewed and discussed at length where clarification was needed. Clarification was reviewed on the building permit process and the differences between boundary adjustments and variances as well as zoning changes all based on the intended use of the project and current zoning of the property being permitted. President Bahr offered clarification on some aspects of the permitting process.

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- B. REVIEW AND DISCUSSION OF SUGGESTED REVISIONS AND ADDITIONS TO THE COA RULES & REGULATIONS AND MATTERS RELATED THERETO.** The members Secretary Dunlap and President Bahr reviewed and discussed suggested revisions/additions to the rules and regulations. Some of these items included: changes to materials and practices not allowed, mobile homes or mobile offices located on properties for storage purposes, adding a provision regarding holiday lighting and domestic animals; a revision to fences and walls, the nuisance rule and the modular home rules. All suggestions were discussed at length where clarification was needed. Emphasis was placed on the rules for items on property that is considered injurious to health. The nuisance complaint process was reviewed and how those complaints are treated. A lengthy discussion ensued with respect to requirements on modular homes and the enhancement of some of those requirements, but no action was taken on any suggested revision.

- III. APPROVE MINUTES FROM THE JUNE 14, 2016 COA MEETING.** Chair Parker moved to accept the minutes of the June 14, 2016 COA meeting as written. Member Cortez seconded. Vote was called; motion carried 3-0.

- IV. APPROVE COMMITTEE OF ARCHITECTURE REVENUE REPORTS FOR JUNE, 2016.** Chair Parker moved to accept June, 2016 COA Revenue Reports with the adjustment. Member Solomon seconded. Vote was called; motion carried 3-0.

- V. COMMITTEE MEMBER AND STAFF COMMENTS.** None

- VI. THE NEXT REGULAR MEETING OF THE COMMITTEE OF ARCHITECTURE IS SCHEDULED FOR TUESDAY, AUGUST 9, 2016 AT 5:30 P.M.**

- VII. MEETING ADJOURNED: 7:20 PM**