

**SPRING CREEK ASSOCIATION
COMMITTEE OF ARCHITECTURE REGULAR MEETING
TUESDAY, AUGUST 9, 2016, 5:30 P.M.**

MEETINGLOCATION: 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: Jill Holland, Aleathe Beddow.

MEMBERS ABSENT: Ben Cortez, Donna Solomon

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

COMMENTS BY THE GENERAL PUBLIC: None.

I. WELCOME NEW COA MEMBERS:

- Jill Holland
- Aleathe Beddow

II. NEW BUSINESS:

A. NOMINATION AND ELECTION OF A NEW COA CHAIRPERSON:

Chairperson Parker stated the agenda item would be struck from discussion or possible action due to election of Chairperson not due until January 2017.

B. NOMINATION AND ELECTION OF A NEW COA VICE CHAIRPERSON:

Chairperson Parker stated the agenda item was tabled and will be re-introduced at the September 13, 2016 COA meeting due to absent members.

C. 174 CHARLWOOD DR. (101-003-017): REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A VARIANCE INTO THE FRONT BUILDING SETBACK AT THIS PROPERTY AND MATTERS REALTED THERETO.

The property owner was not present to address the item. No public comment was offered. COA member commentary stated they did not see an issue with the request from the utility standpoint and the property is well maintained. The structure is already in place. Chair Parker stated that if the property owner gets proper Elko County approval there should be no reason to deny the request. If the County does not approve the request, the property owner would have to move the structure. They did obtain the COA permit when it was called to their attention they would need a permit. The structure does encroach on the 50-foot setback limit. The setback requirements were reviewed. Chair Parker moved to approve the variance request for property setbacks. Member Beddow seconded to motion. Vote was called; motion carried 3-0.

D. 720 SPRING VALLEY PKWY. (202-009-073): REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT FOR ONE (1) SHEEP AND ONE (1) GOAT ON 1.53 ACRES AND MATTERS RELATED THERETO.

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property owners were not present. No public comment was offered. Chair Parker did review the property and appears not to be overloaded with animals; pens within the setback requirements and the property is clean. Chair Parker moved to approve the request for a livestock permit at 720 Spring Valley Pkwy. for one (1) sheep and one (1) goat. Member Holland seconded the motion. Vote was called; motion carried 3-0.

- E. 313 PALACE CT. (401-001-003): REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT FOR TWO (2) GOATS ON 3.13 ACRES AND MATTERS RELATED THERETO.** Neither the property owner nor the renter occupying the property present. No public comment was offered. The statement from the property owner granting permission for the renter to have the goats as long as the renter complies with the proper approval process from SCA and Elko County was read into the record. The statement was signed by Christina Pendleton, the property manager. Chair Parker stated they do have plenty of room and a suitable place for animal shelter in the back of the property. Chair Parker moved to approve the request for the livestock permit for two (2) goats by renters David and Kimberly Betts at 313 Palace Court. Member Beddow seconded the motion. Vote was called; motion carried 3-0.
- F. 808 CLOVER DR. (403-006-004): REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT FOR ONE (1) GOAT ON 4.33 ACRES AND MATTERS RELATED THERETO.** The property owners, Wayne and Melanie Smith, were present. Chair Parker noted the donkey currently on the property and that there is plenty of room and proper shelter for the requested goat. Melanie Smith stated the purpose for the request and that they have proper health certification for the requested animal. No public comment was offered. Chair Parker moved to approve the livestock permit for one (1) goat at 808 Clover Dr. Member Holland seconded the motion. Vote was called; motion carried 3-0.
- G. 447 FOXRIDGE DR. (401-006-009): REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A NUISANCE COMPLAINT OF AN EXCESSIVE NUMBER OF CATS AND MATTERS RELATED THERETO.** The property owner, Norman DeLance, was present. Mr. DeLance stated that he has about ten (10) cats and that the cats are indoor cats. He and his wife have adopted these cats which they have neutered at their own expense and with some help from other entities. There is also a feral cat problem on the property. The DeLance's recognize that this is a problem with the feral cats. They are against euthanizing cats and they have difficulty in trapping the feral cats which he admits he feeds which encourages them to stay in the area. He stated they have made extensive effort to trap the feral cats and use food additive to control the feral cat population. Other public comment was offered from property owners have heard of the problem and the feral cat issue. President Bahr made comment and recommended a course of action. Chair Parker moved to allow Mr. DeLance 30 days to gather up, trap and remove as many of the feral cats as possible and that he must stay in contact with Secretary Dunlap on the progress of his efforts. Additionally that food cannot be left out to feed the animals other than food in traps. Mr. DeLance asked what proof of progress to remove the cats is required; perhaps a receipt from Elko County Animal Control. It was agreed that documentation from Animal Control would be acceptable. Motion seconded by Member Beddow. Vote was called; motion carried 3-0.

II. UNFINISHED BUSINESS:

A. REVIEW AND DISCUSSION OF SUGGESTED REVISIONS AND ADDITIONS TO THE COA RULES & REGULATIONS AND MATTERS RELATED THERETO.

Secretary Dunlap introduced the item. Chair Parker asked the new COA members if they had reviewed the proposed changes to the COA Rules & Regulations. They stated they had. Chair Parker reviewed each of the specific proposed item changes for the new members and meeting attendees and the reasoning and history behind them. Public comment was solicited on each item reviewed for revision. Discussion and clarification was requested by the public on many of the revisions. Member Beddow asked for clarification on the new home owner COA Rules & Regulations orientation process. President Bahr and SCA Board of Directors Chairperson, Paddy Legarza, offered comment and clarification on almost all of the revisions. No action was taken on any suggested revisions.

III. APPROVE MINUTES FROM THE JULY 26, 2016 COA MEETING. Chair Parker moved to approve/accept the minutes of the July 26, 2016 COA meeting as presented Member Holland seconded. Vote was called; motion carried 3-0.

IV. APPROVE COMMITTEE OF ARCHITECTURE REVENUE REPORTS FOR JULY, 2016. Chair Parker moved to accept July, 2016 COA Revenue Reports as presented. Member Beddow seconded. Vote was called; motion carried 3-0.

V. COMMITTEE MEMBER AND STAFF COMMENTS. President Bahr introduced Paddy Legarza as the new Chair of the SCA Board of Directors. Secretary Dunlap commented on the new software platform that will enhance and expedite the process of SCA compliance related issues. The issue of “Tiny Homes” or stick built “Micro Homes” was commented on. Chair Parker commented on a property which has been in violation for four (4) years where it is evident nothing has been done to address compliance related issues.

VI. THE NEXT REGULAR MEETING OF THE COMMITTEE OF ARCHITECTURE IS SCHEDULED FOR TUESDAY, SEPTEMBER 13, 2016 AT 5:30 P.M.

VII. MEETING ADJOURNED: 7:45 PM