



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

Spring Creek Association Committee of Architecture

Tuesday, December 10, 2019, 5:30 PM, PST

Fairway Community Center Meeting Room

401 Fairway Blvd, Spring Creek, Nevada

**PRESENT:** Chairperson Jill Holland, Vice Chairperson Casandra Banuelos and Members: Randy Hesterlee and Diane Parker

**ABSENT:** Member Stefanie Sisk

**STAFF MEMBERS PRESENT:** SCA President Bahr and SCA COA Secretary Shields

**CALL TO ORDER:** Chair Holland called the meeting to order 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 Committee of Architecture 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.

**COMMENTS BY THE GENERAL PUBLIC**

***ACTION SHALL NOT BE TAKEN***

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.

No public comment was received.

## **UNFINISHED BUSINESS**

### **1. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF BUILDING EXTERIOR AND STORAGE OF TOOLS AND TRASH AT 251 FLORA DRIVE (102-014-018). *FOR POSSIBLE ACTION***

COA Secretary Shields stated this item was on the August 13, 2019 COA agenda and the Committee voted to give the property owner until the November 12, 2019 COA meeting to bring the property into compliance.

The property owner was not present at the meeting.

Chair Holland moved/Member Hesterlee seconded to close the violation at 251 Flora Drive and to reduce the fine to the amount of \$100.00. Motion carried (3-0) Member Banuelos absent at vote and member Sisk absent.

## **NEW BUSINESS**

### **2. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF DOMESTIC ANIMALS/DOGS/CATS AT 320 OAKMONT DRIVE (402-001-056). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner has been in violation since October 2019. We had a concerned neighbor come into the office and speak with President Bahr and COA Secretary Shields in regards to a feral cat issue coming from the neighboring residence.

The property owner was present at the meeting and noted that she didn't know the cats were an issue or she would have dealt with it. Property owner stated that her 90 year old mother feeds the cats; they will have her stop feeding the cats.

Tiffany Jackson was present at the meeting and spoke about her issues with the feral cats. At times there are 25-30 cats present. The feral cats get into the trash and aggravate her animals. She has trapped approximately 20 cats and taken them to the shelter.

Member Hesterlee stated that 1 month would not be reasonable enough time to get the feral cat issue under control.

President Bahr stated that in the past with feral cat issues we have given a time limit and if they don't get it taken care of it, it will go before the board and possibly legal.

Member Banuelos asked property owner is she had a mitigation plan other than to stop feeding them. They are comfortable around the area and might not leave.

Chair Holland moved/Member Hesterlee seconded to give the property owner until June 2020 to show progress of feral cats by either getting them spayed or neutered or getting rid of the feral cats and to postpone the fine. Motion carried (4-0) Member Sisk absent.

**3. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF EXCESSIVE BRUSH/WEEDS OR DEAD TREES/SHRUBS, NOXIOUS WEEDS AT 336 TRECARTES AVE (201-011-006). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner has been in violation since July 2019. This property was in foreclosure and recently changed owners.

No action was taken on this agenda item.

**4. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF EXCESSIVE BRUSH/WEEDS OR DEAD TREES/SHRUBS, NOXIOUS WEEDS AT 952 FAIRLAWN DRIVE (109-005-003). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner has been in violation since June 2019. There has been no contact from the property owner.

The property owner was not present at the meeting.

Vice Chair Banuelos moved/Chair Holland seconded to uphold the \$200.00 fine and refer the property at 952 Fairlawn Drive to the Board of Directors for further action. Motion carried (4-0) Member Sisk absent.

**5. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF EXCESSIVE BRUSH/WEEDS OR DEAD TREES/SHRUBS, NOXIOUS WEEDS AT 579 SPRING CREEK PKWY (101-002-042). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner has been in violation since June 2019. The property owner did contact the office on November 1, 2019 he mowed the weeds down. It was recommended that come next spring he will not want to mow, but he will want to spray them or pull/dig them up.

The property owner was not present at the meeting.

Member Parker moved/Vice Chair Banuelos seconded to reduce the fine to \$100 and close the violation. Motion carried (4-0) Member Sisk absent.

**6. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF EXCESSIVE BRUSH/WEEDS OR DEAD TREES/SHRUBS, NOXIOUS WEEDS AT 713 SPRING CREEK PKWY (103-004-006). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner has been in violation since June 2019. There has been no contact from PO. After review of property on November 7, 2019 the property is in compliance.

The property owner was not present at the meeting.

Vice Chair Banuelos moved/Member Parker seconded to reduce the fine to \$100 and close the violation. Motion carried (4-0) Member Sisk absent.

**7. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF INOPERATIVE/UNREGISTERED/UNLICENSED VEHICLES AT 736 SPRING VALLEY PKWY (202-009-077). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner has been in violation since May 2019. There has been no contact from the property owner.

The property owner was not present at the meeting.

Member Hesterlee moved/Vice Chair Banuelos seconded to uphold the \$200.00 fine and refer the property at 736 Spring Valley Parkway to the Board of Directors for further action. Motion carried (4-0) Member Sisk absent.

**8. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF BUILDING EXTERIOR AT 503 TIFFANY DRIVE (202-020-057). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner has been in violation since July 2019. There has been no contact from the property owner.

The property owner was not present at the meeting.

Chair Holland moved/Vice Chair Banuelos seconded to uphold the \$200.00 fine and refer the property at 503 Tiffany Drive to the Board of Directors for further action. Motion carried (4-0) Member Sisk absent.

**9. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A 10 FOOT VARAINCE AT 530 GALLINAS DRIVE (301-002-017). *FOR POSSIBLE ACTION***

COA Secretary Shields stated that the property owner is requesting approval of a variance of 10 feet to the side setback.

The property owner was not present at the meeting.

Chair Holland moved/Vice Chair Banuelos seconded to table the agenda item until the January 14, 2020 meeting. Motion carried (4-0) Member Sisk absent.

**10. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT AT 341 KIMBLE DRIVE (202-013-007). *FOR POSSIBLE ACTION***

COA Secretary Shields stated that the property owner is requesting approval of a livestock permit for two (2) sheep.

The property owner was not present at the meeting.

Member Hesterlee moved/Vice Chair Banuelos seconded to approve the livestock permit. Motion carried (4-0) Member Sisk absent.

**11. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF INOPERATIVE/UNREGISTERED/UNLICENSED VEHICLES AT 411 MERINO DRIVE (202-012-009). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner has been in violation since July 2019. There has been no contact from the property owner.

The property owner was not present at the meeting.

Vice Chair Banuelos moved/Chair Holland seconded to uphold the \$200.00 fine and refer the property at 411 Merino Drive to the Board of Directors for further action. Motion carried (4-0) Member Sisk absent.

**12. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF INOPERATIVE/UNREGISTERED/UNLICENSED VEHICLES AT 319 LOGAN DRIVE (202-007-012). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner has been in violation since July 2019. There has been no contact from the property owner.

The property owner was not present at the meeting.

Member Parker moved/Vice Chair Banuelos seconded to uphold the \$200.00 fine and refer the property at 319 Logan Drive to the Board of Directors for further action. Motion carried (4-0) Member Sisk absent.

**13. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF INOPERATIVE/UNREGISTERED/UNLICENSED VEHICLES AT 454 JASPER DRIVE (202-018-038). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner has been in violation since July 2019. There has been no contact from the property owner.

The property owner was not present at the meeting.

Vice Chair Banuelos moved/Chair Holland seconded to uphold the \$200.00 fine and refer the property at 454 Jasper Drive to the Board of Directors for further action. Motion carried (4-0) Member Sisk absent.

**14. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF INOPERATIVE/UNREGISTERED/UNLICENSED VEHICLES, STORAGE OF TOOLS AND TRASH AND IMPROVEMENT STANDARDS AT 353 TRESCARTES AVE (201-009-052). *FOR POSSIBLE ACTION***

COA Secretary Shields stated that the property owner has been in violation since February 2018. There had been no contact from property owner until 11/22/2019. Property owner called and stated he hasn't heard from renter and to do what we have to on our end. Renter called on 12/5/2019, was informed to attend the COA meeting.

Jeremy Smith (renter) was present at the meeting. He stated that he has two vehicles remaining on the property to be removed. He has a plan to repair the deck and to paint or stain.

Chair Holland stated that these violations have been ongoing for quite a while.

Vice Chair Banuelos asked renter if he had a timeline of getting the property cleaned up.

Chair Holland gave recommendation to speak with COA Secretary Shields to get the names and phone numbers of places that will take vehicles off the property.

Jeremy Smith stated that he is working to get the one vehicle out by the end of the week/weekend.

Chair Holland moved/Member Parker seconded to table the violation until the January 14, 2020 meeting. Motion carried (4-0) Member Sisk absent.

**15. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF INOPERATIVE/UNREGISTERED/UNLICENSED VEHICLES, STORAGE OF TOOLS AND TRASH AND BUILDING EXTERIOR AT 420 SPRING VALLEY PKWY (202-031-002).  
FOR POSSIBLE ACTION**

COA Secretary Shields stated the property owner has been in violation since May 2019. Property owner contacted the office on August 14, 2019. She stated that she is working on getting the property cleaned up. She has already taken six loads of trash to the dump. She stated she would have it done in 30 days. No further contact from property owner and property is not in compliance.

The property owner was not present at the meeting.

Member Parker moved/Vice Chair Banuelos seconded to uphold the \$200.00 fine and refer the property at 420 Spring Valley Parkway to the Board of Directors for further action. Motion carried (4-0) Member Sisk absent.

**16. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF IMPROVEMENT STANDARDS AT 493 PINE KNOT DRIVE (202-018-079).  
FOR POSSIBLE ACTION**

COA Secretary Shields stated the property owner has been in violation since July 2019. Property owner contacted the office on December 2, 2019, she stated that her husband got diagnosed with leukemia in March and she hasn't been home to look through her email between trips to SLC and Vegas for treatment. She did speak with the renters and they are going to get it taken care of this month. I explained the best thing she could do was to send an email with an explanation of what is going on and I can present that to the COA at the meeting and most likely they will give an extension.

The property owner was not present at the meeting.

Vice Chair Banuelos moved/ Member Parker seconded to table the agenda item until the January 14, 2020 meeting. Motion carried (4-0) Member Sisk absent.

**17. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF STORAGE OF TOOLS AND TRASH AT 758 THORPE DRIVE (403-019-005).  
FOR POSSIBLE ACTION**

COA Secretary Shields stated the property owner has been in violation since July 2019. There has been no contact from the property owner.

The property owner Daniel Powell was present at the meeting. Mr. Powell stated that he would have everything moved and cleaned up by the weekend.

Chair Holland moved/Vice Chair Banuelos seconded to close the violation and waive the fine. Motion carried (3-1-0) Member Hesterlee voted against. Member Sisk absent.

**18. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF EXCESSIVE BRUSH/WEEDS OR DEAD TREES/SHRUBS, NOXIOUS WEEDS AT 508 FRISCO DRIVE (107-007-017). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner has been in violation since July 2019. There has been no contact from the property owner.

The property owner was not present at the meeting.

Vice Chair Banuelos moved/Member Parker seconded to uphold the \$200.00 fine and refer the property at 508 Frisco Drive to the Board of Directors for further action. Motion carried (4-0) Member Sisk absent.

**19. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF EXTERIOR CONDITION OF STRUCTURES AT 748 EASTLAKE DRIVE (401-017-032). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner has been in violation since July 2019. There has been no contact from the property owner.

The property owner was not present at the meeting.

Member Parker moved/Vice Chair Banuelos seconded to uphold the \$200.00 fine and refer the property at 748 Eastlake Drive to the Board of Directors for further action. Motion carried (4-0) Member Sisk absent.

**20. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF EXCESSIVE BRUSH/WEEDS OR DEAD TREES/SHRUBS, NOXIOUS WEEDS AT 744 AESOP DRIVE (401-019-039). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner has been in violation since July 2019. There has been no contact from the property owner.

The property owner was not present at the meeting.

Chair Holland moved/Vice Chair Banuelos seconded to uphold the \$200.00 fine and refer the property at 744 Aesop Drive to the Board of Directors for further action. Motion carried (4-0) Member Sisk absent.

**21. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT AT 109 ARROYO VISTA DRIVE (301-007-012). *FOR POSSIBLE ACTION***



COA Secretary Shields stated the property owner is requesting approval of a livestock permit for two (2) bovine.

The property owner was not present at the meeting.

Chair Holland moved/Vice Chair Banuelos seconded to approve the livestock permit at 109 Arroyo Vista Drive. Motion carried (4-0) Member Sisk absent.

**22. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT  
AT 477 CESSNA DRIVE (202-002-005). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner is requesting approval of a livestock permit for one (1) jersey cow and four (4) goats.

The property owner was not present at the meeting.

Vice Chair Banuelos moved/Chair Holland seconded to approve the livestock permit at 477 Cessna Drive. Motion carried (4-0) Member Sisk absent.

**23. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A 65 FOOT VARIANCE  
AT 402 SPRING CREEK VIEW (106C-005-020). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner/internet company is requesting approval of a variance of a 65 foot tower for communication purposes.

Joe Shelton owner of White Cloud Communications was present at the meeting. Mr. Shelton stated that the current tower is 20 feet tall, it is temporary.

Mr. Shelton stated that they have about 60 Spring Creek customers who are in que to get internet.

President Bahr asked Mr. Shelton if they have explored going to ATT to get onto their tower that is located outside of the Association. Mr. Shelton stated that they have and ATT is not interested.

Member Hesterlee asked for a copy of the lease with the property owner.

Member Parker asked for a plot plan showing what the distances are for the setbacks. Without that information it can't be approved.

Dave Skinner with White Cloud Communications was present at the meeting.

President asked if they had contacted the water company about placing a tower on their property next to the water tank. Mr. Shelton stated that they did and there was no opportunity there to do so.

John Featherston Board of Directors Tract 400 representative was present at the meeting. He stated that as presented he doesn't think it should be approved. It could possibly reduce property values. It could be hard to sell adjacent properties because of the towers.

John Featherston stated that the towers should be built on Spring Creek Association property and any monies received should go into the general fund. He also stated that co-location agreements should be put into place.

Chair Holland moved/Member Parker seconded to deny the variance at 402 Spring Creek View. Motion carried (4-0) Member Sisk absent.

**24. REVIEW AND DISCUSSION REGARDING MONTHLY UPDATE ON PROPERTIES AT MCCONNELL LAW. *NON-ACTION ITEM***

COA Secretary Shields provided the SCA/COA Legal Account Status Report for the COA members to review.

**25. APPROVE MINUTES FROM THE OCTOBER 8, 2019 COA REGULAR MEETING. *FOR POSSIBLE ACTION***

Member Hesterlee moved/ Vice Chair Banuelos seconded to approve the October 8, 2019 COA Regular Meeting Minutes. Motion carried (3-0) Member Sisk absent, Chair Holland abstained.

**26. APPROVE MINUTES FROM THE NOVEMBER 11, 2019 COA REGULAR MEETING. *FOR POSSIBLE ACTION***

Member Hesterlee moved/Member Parker seconded to approve the November 11, 2019 COA Regular Meeting Minutes. Motion carried (4-0) Member Sisk absent.

**27. APPROVE COMMITTEE OF ARCHITECTURE REVENUE AND VIOLATION REPORTS FOR OCTOBER 2019. *FOR POSSIBLE ACTION***

Member Parker moved/ Chair Holland seconded to approve the Committee of Architecture Revenue and Violation Reports for October 2019. Motion carried (4-0) Member Sisk absent.

**28. APPROVE COMMITTEE OF ARCHITECTURE REVENUE AND VIOLATION REPORTS FOR NOVEMBER 2019. *FOR POSSIBLE ACTION***

Vice Chair Banuelos moved/ Member Parker seconded to approve the Committee of Architecture Revenue and Violation Reports for November 2019. Motion carried (4-0) Member Sisk absent.

**29. PUBLIC COMMENT**

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.

***ACTION SHALL NOT BE TAKEN***

No public comment was received.

30. **THE NEXT REGULAR MEETING OF THE COMMITTEE OF ARCHITECTURE IS SCHEDULED FOR TUESDAY, JANUARY 14, 2020 AT 5:30 PM.**

***NON-ACTION ITEM***

31. **ADJOURN MEETING**

The meeting adjourned at 8:07 p.m.