



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association Committee of Architecture

Tuesday, April 9, 2019, 5:30 PM, PST

Fairway Community Center Meeting Room

401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Chair Jill Holland; Members: Diane Parker and Randy Hesterlee

ABSENT: Vice Chairperson John Featherston and Member Cassandra Banuelos

STAFF MEMBERS PRESENT: SCA Treasurer Austin-Preston

CALL TO ORDER: Chair Jill 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 TO APPROVE CHANGES TO COA RULE #9 PAGE #5 CULVERTS. *FOR POSSIBLE ACTION***

This item was on the Committee of Architecture agenda on February 12, 2019 and March 12, 2019. Revised wording was presented to the committee for Rule #9, Page #5.

The proposed wording is as follows:

Culverts, Driveways, and ROW's: Minimum twelve (12) inch culvert is required for each vehicular access point to a SCA road. You must obtain a permit through the SCA COA. All items within the ROW permit must be met or the permit will be revoked. Please contact the COA Secretary at the SCA office for information about requirements.

Chair Holland moved/Member Hesterlee seconded to approve the new wording as stated above. Motion carried (3-0) Vice Chair Featherston and Member Banuelos absent.

2. **REVIEW AND DISCUSSION IN REGARDS TO COA RULE #4 PAGE #4 ACCESSORY STRUCTURES AND CHANGES TO THE WORDING. *NON-ACTION ITEM***

Treasurer Austin-Preston stated that COA Rule #4 Page #4 was brought to the attention of the Board members by Attorney McConnell and the wording in the last sentence needed to be clarified in regards to staining of sheds/buildings. This item was on the Committee of Architecture agenda on March 12, 2019.

The following wording was provided to the Committee in their packet:

Rule #4 Accessory Structures:

Current Wording:

ACCESSORY STRUCTURES: Accessory structures, including membrane structures, must be aesthetically pleasing to the property and require a permit from the SCA. Any structure over 200 SQ feet requires a permit from Elko County as well. Exterior trim elements are required so that the structure appears finished. Greenhouses over 32 SQ feet and of solid or membrane construction require a permit through the SCA. Extensive garden structures not taller than 4 feet at the highest point do not require a permit. Storage sheds/buildings with natural stained wood are acceptable as long as they are maintained and permitted through the SCA. **6.12.18**

Suggested Wording:

ACCESSORY STRUCTURES: Accessory structures, including membrane structures, must be aesthetically pleasing to the property and require a permit from the SCA. Any structure over 200 SQ feet requires a permit from Elko County as well. Exterior trim elements are required so that the structure appears finished. Greenhouses over 32 SQ feet and of solid or membrane

construction require a permit through the SCA. Extensive garden structures not taller than 4 feet at the highest point do not require a permit. **Storage sheds/buildings that are painted or stained and have a finished appearance are acceptable.**

Committee Wording:

ACCESSORY STRUCTURES: Accessory structures, including membrane structures, must be aesthetically pleasing to the property and require a permit from the SCA. Any structure over 200 SQ feet requires a permit from Elko County as well. Greenhouses over 32 SQ feet and of solid or membrane construction require a permit through the SCA. Extensive garden structures not taller than 4 feet at the highest point do not require a permit. **Storage sheds/buildings are required to have a finished appearance through attributes of appropriate trim elements and exterior surface treatments are acceptable as long as they are maintained and permitted through the SCA.**

The Committee gave direction to staff to get legal approval of the proposed wording.

No action was taken.

3. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF INOPERATIVE/UNREGISTERED/UNLICENSED VEHICLES AT 767 STERLING DRIVE (202-005-020). *FOR POSSIBLE ACTION*

Treasurer Austin-Preston stated the property owner has been in violation since February 2017. The item was on the February 12, 2019 Committee of Architecture agenda. The property owner was not present at that meeting. The Committee voted to uphold the \$200.00 fine and refer the property to the Board for further action. The item was on the February 27, 2019 Board of Directors agenda. The property owner was present at that meeting. The Board voted to uphold the fine and refer the property back to the Committee of Architecture to allow the property owner to bring the property into compliance by the April 9, 2019 Committee of Architecture meeting. To date, the property is not in compliance and no further contact has been received from the property owner.

Member Hesterlee moved/Member Parker seconded to uphold the \$200.00 fine and refer the property at 767 Sterling Drive back to the Board of Directors for further action. Motion carried (3-0) Vice Chair Featherston and Member Banuelos absent.

NEW BUSINESS

4. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FOR A VARIANCE ON SETBACKS AT 190 CHARLWOOD DRIVE (101-003-006). *FOR POSSIBLE ACTION*

Treasurer Austin-Preston stated the property owner is requesting approval of a variance of front setbacks due to the slope of the property. In addition to the comments received in the Committee's packet, a comment was received by telephone concerning the safety in regards to blocking the view of traffic and children.

Member Parker noted her concerns in regards to the fire hydrant.

Member Hesterlee questioned the dimensions of the property.

Member Parker moved/Chair Holland seconded to table the item until the next COA meeting on May 14, 2019 to allow the applicant to provide further information. Motion carried (3-0) Vice Chair Featherston and Member Banuelos absent.

**5. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF BUILDING EXTERIOR AT 526 SPRING VALLEY PKWY (202-018-023).
FOR POSSIBLE ACTION**

Treasurer Austin-Preston stated the property owner has been in violation since October 2018. There had been no contact until April 2, 2019; the daughter living at the residence contacted the office and stated she planned on painting the structures. Her father owns the property and lives in Colorado and she just received the letters. She was informed the best thing would be to attend the COA meeting, explain the situation, and give a timeline to the COA.

The residents from 526 Spring Valley Parkway were present and requested to be copied on the letters sent to the owner since those are being mailed to Colorado.

It was noted that the property owner would have to request a change to the mailing address.

The Committee suggested a timeline of June 1, 2019 to bring the property into compliance and the residents agreed.

Chair Holland moved/Member Hesterlee seconded to give the property owner at 526 Spring Valley Parkway until June 1, 2019 to bring the property into compliance. Motion carried (3-0) Vice Chair Featherston and Member Banuelos absent.

**6. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT AT 558 SHADYBROOK DRIVE (304-005-044).
FOR POSSIBLE ACTION**

The property owner is requesting approval of a livestock permit.

Chair Holland moved/Member Parker seconded to approve the livestock permit at 558 Shadybrook Drive. Motion carried (3-0) Vice Chair Featherston and Member Banuelos absent.

**7. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT AT 230 SHADYBROOK COURT (304-005-035).
FOR POSSIBLE ACTION**

The property owner is requesting approval of a livestock permit.

Chair Holland moved/Member Hesterlee seconded to approve the livestock permit at 230 Shadybrook Court. Motion carried (3-0) Vice Chair Featherston and Member Banuelos absent.

8. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT AT 432 TRECARTES AVE (202-026-004). *FOR POSSIBLE ACTION*

The property owner is requesting approval of a livestock permit for a 4-H project.

Member Parker moved/Chair Holland seconded to approve the livestock permit at 432 Trecartes Avenue. Motion carried (3-0) Vice Chair Featherston and Member Banuelos absent.

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

Treasurer Austin-Preston provided the SCA/COA Legal Account Status Report for the COA members to review.

10. APPROVE MINUTES FROM THE FEBRUARY 12, 2019 COA REGULAR MEETING. *FOR POSSIBLE ACTION*

Chair Holland moved/Member Hesterlee seconded to approve the February 12, 2019 COA Regular Meeting Minutes as amended. Motion carried (3-0) Vice Chair Featherston and Member Banuelos absent.

11. APPROVE MINUTES FROM THE MARCH 12, 2019 COA REGULAR MEETING. *FOR POSSIBLE ACTION*

Chair Holland moved/Member Hesterlee seconded to approve the March 12, 2019 COA Regular Meeting Minutes. Motion carried (3-0) Vice Chair Featherston and Member Banuelos absent.

12. APPROVE COMMITTEE OF ARCHITECTURE REVENUE AND VIOLATION REPORTS FOR MARCH 2019. *FOR POSSIBLE ACTION*

Member Parker moved/Chair Holland seconded to approve the Committee of Architecture Revenue and Violation Reports for March 2019. Motion carried (3-0) Vice Chair Featherston and Member Banuelos absent.

13. 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.

14. **THE NEXT REGULAR MEETING OF THE COMMITTEE OF ARCHITECTURE IS SCHEDULED FOR TUESDAY, MAY 14, 2019 AT 5:30 PM.** *NON-ACTION ITEM*
15. **ADJOURN MEETING**

The meeting adjourned at 6:10 p.m.