



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

**SPRING CREEK ASSOCIATION  
COMMITTEE OF ARCHITECTURE  
Special Meeting**

**5:30 P.M., P.S.T., Tuesday, September 28, 2021  
At 401 Fairway Blvd, Spring Creek, NV 89815**

**CALL TO ORDER:** Meeting was called to order Tuesday, September 28, 2021. at 5:30pm

**PRESENT AT ROLL CALL: COMMITTEE MEMBERS: Quorum Established**

Jill Holland – Chairperson - Present  
Cassandra Banuelos- Vice Chairperson - Present  
Stefanie Sisk – Member - Present  
Kevin Martindale – Member - Present  
Elex Vavrck – Member - Present

**STAFF PRESENT:** SCA Vice President Kerr, SCA Treasurer Austin-Preston

**CORPORATE ATTORNEY:** Katie McConnell

**CALL TO ORDER:** Chair Holland called the meeting to order at 5:30pm

**PLEDGE OF ALLEGIANCE**

**NOTICE:**

- **Items may be taken out of order.**
- **Two or more items may be combined.**
- **Items may be removed from agenda or delayed at any time.**
- **Restrictions regarding Public Comment:** Pursuant to N.R.S 241.020(c) (3), this time is devoted to comments by the 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

## *NON-ACTION ITEM*

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.

No public comment.

## 1. NEW BUSINESS

## *FOR POSSIBLE ACTION*

1.1 Review, discussion, and possible action to approve a variance and deviation from those certain restrictions imposed by the Recorded Declaration of Reservations and/or COA Rules and Regulations regarding the required 50' setback to a 38' front setback at **395 Lawndale Dr (Tract 103, Block 006, Lot 112) – 1.28 acres**

VP. Kerr noted the committee members were provided with a copy of the original plans showing 65' front setback, which were approved, the house was mistakenly built 12' into the front set-back making it only 38' from the front-set back of the property line. The house is complete. The property owner is requesting a variance allowing for the 38' front set-back, this is a 12' variance from the required front set back.

Derek Hooiman, Superintendent of the project was present.

VP Kerr pointed out there were two letters returned with comments.

Mr. Hooiman provided an explanation as to one of the letters, also explained the County has put a contingency on the County's approval indicating the approval for the COA is required. He explained the complainant thought the property owner was building on their property. This issue has been resolved, just a misunderstanding.

Member Vavrck questioned how this mistake could have happened. Mr. Hooimn responded with "too many hands in the cookie jar". Member Vavrck also inquired what steps are being taken to avoid this situation from happening again.

Mr. Hooiman explained he has had meetings with crew his crew members.

Katie McConnell, SCA Attorney, reiterated the question regarding "how this happened". She pointed out the County's report actually reflects an error. The County measured the front set-back. They thought the front set-back was less than it actually is for Spring Creek. The County building inspector admitted it was shorter than it should have been. This was an additional error on the County's part and contributed to the issue.

Member Martindale move to approve a variance and deviation from those certain restrictions imposed by the Recorded Declaration of Reservations and/or COA Rules and Regulations regarding the required 50' setback to a 38' front setback at 395 Lawndale Dr (Tract 103, Block 006, Lot 112) Second by Member Sisk. Motion carried: (5-0).

**PUBLIC COMMENT**

***NON-ACTOIN ITEM***

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No public comment was received.

**NEXT REGULAR MEETING**

***FOR POSSIBLE ACTION***

The next regular meeting of the Committee of Architecture is scheduled for Monday, October 11, 2021.

No action taken.

**ADJOURN MEETING**

***FOR POSSIBLE ACTION***

The meeting adjourned at 5:37p.m.