



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

Spring Creek Association Committee of Architecture  
Tuesday, December 08, 2020, 5:30 PM, PST  
Fairway Community Center Meeting Room  
401 Fairway Blvd, Spring Creek, Nevada

**CALL TO ORDER:** Chair Holland called the meeting to order at 5:30 PM noting there were individuals who called in on the phone (zoom) line.

### **ROLL CALL**

**PRESENT:** Chair Jill Holland, Vice-Chair, Cassandra Banuelos, Members Kevin Martindale, Diane Parker, and Stefanie Sisk.

**ABSENT:**

**STAFF MEMBERS PRESENT:** SCA Vice President Kerr, COA Secretary Farmer, and Administrative Assistant Cromwell.

### **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 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

***NO ACTION MAY 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 offered.

## RECOGNITION

President Holland presented a Plaque of Appreciation to Member Diane Parker for six (6) years of service and dedication.

## OLD BUSINESS

- 1.1 Review, discussion, and possible action to approve a home occupation permit for Four Seasons Towing LLC at **812 WHITE OAK DRIVE (Tract 402, Block 004, Lot 023).** ***FOR POSSIBLE ACTION***

COA Secretary stated that the property owner is requesting a home owners occupation permit to park two (2) tow trucks on the property and has purchased property to move company when it is ready.

Chair Holland asked about the permit expiring. VP Kerr addressed the expired permit. The property owner was present to answer questions.

Member Parker asked if vehicles have been covered and was informed they had been. She asked what the registration was for and Secretary Farmer indicated that it was for the trailer.

Chair Holland asked if the PO was still purchasing another property and the HO said yes.

No public comment was offered.

Member Parker moved/Vice Chair Banuelos seconded to approve the home occupation permit at 812 White Oak Drive. Motion carried (5-0).

## NEW BUSINESS

- 2.1 Review, discussion, and possible action to approve a commercial business sign permit for "Carry on with Style Salon & Spa and Barber Shop at **401 FAIRWAY BOULEVARD, OLD CLUBHOUSE BUILDING ON SCA PROPERTY.** ***FOR POSSIBLE ACTION***

COA Secretary Farmer stated the property owner is requesting commercial business sign for her business that will be on the side of the SCA building and at the corner of Country Club Pkwy. PO Taryn and Michael Harp were present to answer questions.

The PO provided description of what the signs would look like.

Member Parker asked where on Country Club Pkwy be placed. Ms. Harp suggested placing below the Cook's sign.

Chair Holland asked if all the sign backgrounds would match and the POs informed her that they would.

No public comment was offered.

VP Kerr commented that the motion would include all the signs.

Vice Chair Banuelos moved/Member Martindale seconded to approve three (3) commercial business signs. Motion carried (5-0).

- 2.2** Discussion and consideration of a formal application from David & Clair Ann Bailey, et. al. for a boundary line adjustment, which allows the neighbors located at 361 Blakeland Drive, to add property for their fence and shed at **355 BLAKELAND DRIVE (Tract 103, Block 003, Lot 027).**  
**FOR POSSIBLE ACTION**

Secretary Farmer stated the PO is requesting a boundary line adjustment so the neighbors a 361 Blakeland Drive can add property for their fence and shed. She also said that she learned the property was recently sold and have been told the PO will see the boundary line process through.

VP Kerr stated that former PO has assigned his rights and provided documentation to allow the new PO to move forward with the request.

Previous PO David Bailey was present to answer questions.

No public comments.

Member Martindale moved/Member Parker seconded to approve the boundary line adjustment. Motion carried (5-0).

- 2.3** Discussion and consideration of a formal application by David & Kelly Wilkins for a variance to set back requirements for a storage shed on the property line at **361 BLAKELAND DRIVE (Tract 103, Block 003, Lot 028).**  
**FOR POSSIBLE ACTION**

Secretary Farmer stated that the PO is requesting a variance to meet the set back requirements for the storage shed on the property.

VP Kerr commented that the boundary line adjustment for 355 Blakeland Drive needs to go before the county for approval and suggested tabling the request.

Vice Chair Banuelos moved/Chair Holland seconded to table until 355 Blakeland Drive hears back from the country on the boundary line adjustment. Motion carried (5-0).

- 2.4** Review, discussion, and possible action to approve a livestock permit for two (2) mini-Kuna pigs at **353 OAKMONT DRIVE, (Tract 402, Block 002, Lot 012) – 1.07 acres.**  
**FOR POSSIBLE ACTION**

Secretary Farmer stated that PO is requesting approval for two (2) mini Kuna pigs.

No public comments.

Member Parker moved/Member Sisk seconded to approve livestock permit for two (2) mini-Kuna pigs. Motioned carried (5-0).

**2.5** Review, discussion, and possible action to approve a livestock permit for an additional goat at **493 LILAC DRIVE, (Tract 304, Block 008, Lot 031) – 2.8 acres. FOR POSSIBLE ACTION**

COA Secretary Farmer stated the property owner requesting an approval of a livestock permit for an additional goat. Committee approved a permit in November for goats but one of the goats is not getting along with the other goats.

The condition of the structures was questioned.

No public comment.

VP Kerr stated that the committee can approve the permit with a condition that the structures be painted.

Vice Chair Banuelos moved/Chair Holland seconded to approve a livestock permit for an additional goat on the condition that the structure is painted. Motion carried (5-0).

Member Martindale left the meeting at 6:40 p.m.

## **PROPERTY VIOLATIONS**

**3.1** Review, discussion, and possible action regarding a property violation of COA Rule #12: inoperative/unregistered/unlicensed vehicles, DOR C-15: storage of tools and trash, and SCA DOR A-1: improvement standards including a deck at **353 TRECARTES AVENUE, (TRACT 201, BLOCK 009, LOT 052. FOR POSSIBLE ACTION**

Secretary Farmer stated the property has been in violation since 2016 and been before the BOD. The BOD sent him back to the COA to monitor the progress.

The renter Jeremy Smith was present. He informed the committee that he forgot to contact COA but he is still making progress. Chair Holland asked about the deck being painted and Jeremy said it was painted.

VP Kerr suggested to have COA secretary to meet with Jeremy to go on the property to make a specific list of what needs to be cleaned up so that he doesn't have to keep coming back to the committee.

Jeremy was asked about the Inoperable vehicle. He is working on getting it running and will get it licensed.

No public comment.

Chair Holland moved/Member Parker seconded to have staff meet with Jeremy go onto the property to put a specific list together of what needs to be cleaned up come back in three (3) months to provide an update. Motion carried (5-0).

**3.2** Review, discussion, and possible action regarding a property violation of COA Rule and Regulation #25 Nuisance at **154 CASCADE DRIVE, (TRACT 102, BLOCK 010, LOT 056).**  
**FOR POSSIBLE ACTION**

VP Kerr stated this is a nuisance violation that was presented to the COA secretary. It was determined at that last meeting that there is a nuisance at the property. The complainants were present.

VP Kerr read into the record a letter from Doug and Sue Standley.

Ms. Standley commented that she grew up around animals her whole life. Chicken feces carry diseases. Chicken coop is over 4', taller than their 6' fence, and an eye sore. Although the coop is on the side of their house, it's in the front of their house. Spends a lot of time in their garage. Weather gets hot and wind blows, bedroom window is right there. Can't even stain/maintain fence. Feel the coop will have impact on value of their home.

Mr. Standley commented doesn't mind if they have chickens, just not next to their home

PO Tom Donham stated he was frustrated. Michelle spoke to Suzanne and told her about the chickens. Asked if a problem and Suzanne told her go ahead. Got notice in August. Asked Suzanne if chickens were bothering them and if she reported them. Said no they didn't report them.

VP Kerr read into the record a text on PO Donham's cellphone dated Thursday, October 15 at 7:22 a.m.

Vice Chair Banuelos felt this matter is a civil matter.

VP Kerr reminded this committee this is a nuisance violation.

Member Sisk felt this is a civil matter.

Vice Chair Banuelos asked if PO was willing to move the chicken coop. PO stated no due to time, effort and money.

Public Comments closed.

Member Sisk felt this is more of a civil matter and not much of nuisance or health hazard. Chair Holland and all members agreed this is a civil matter.

Member Holland moved/Member Parker seconded to dismiss nuisance violation. Motion carried (5-0).

## **LEGAL REPORT**

**4.1** Review and discussion regarding the monthly update on property violations turned over to McConnell Law per SCA Board approval. **NON-ACTION ITEM**

The Committee was provided the SCA/COA Legal Account Status Report.

No public comment was offered.

## **APPROVAL OF MINUTES**

- 5.1 Approval of minutes from the November 10, COA regular meeting.

***FOR POSSIBLE ACTION***

Vice Chair Banuelos asked that Rueben be spelled correctly.

Chair Holland moved/Member Sisk seconded to approve the November 10, 2020 minutes with the correction of Reuben name. Motion carried (5-0).

## **REPORTS**

- 6.1 Approve Committee of Architecture Revenue Report for November 2020.

***FOR POSSIBLE ACTION***

Member Parker moved/Chair Holland seconded to approve the November 2020 COA revenue reports as presented. Motion carried (4-0). Member Martindale was absent for vote.

- 6.2 Approve Committee of Architecture Violation Report for November 2020.

***FOR POSSIBLE ACTION***

Chair Holland moved/Vice Chair Banuelos seconded to approve the violation reports for November 2020 as presented. Motion carried (4-0). Member Martindale was absent for vote.

## **7. PUBLIC COMMENT**

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.

***NON-ACTION ITEM***

VP Kerr reminded the committee members that the Board of Directors will meet on December 9 and they need to attend to for their reappointment to the committee.

Member Parker commented on the Rules and Regulations and DOR's are reasonable rules and regulations and do not have to be exact. Sometimes rules have to be made to fit the situation.

8. **THE NEXT REGULAR MEETING OF THE COMMITTEE OF ARCHITECTURE IS SCHEDULED FOR TUESDAY, JANUARY 12, 2021 AT 5:30 PM.**

**NON-ACTION ITEM**

## **9. ADJOURN MEETING**

The meeting was adjourned at 8:22 pm.