



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association Committee of Architecture
Tuesday, November 10, 2020, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

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

ABSENT:

STAFF MEMBERS PRESENT: SCA President Bahr, SCA Vice President Kerr, SCA Secretary/Treasurer Austin-Preston and COA Secretary Farmer

CALL TO ORDER: Chair Holland called the meeting to order at 5:30 PM via phone and in person.

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 comments by the general public.

NEW BUSINESS

- 1.1** Review, discussion, and possible action to approve a livestock permit at **920 OAKMONT DRIVE, (Tract 402, Block 015, Lot 012) – 1.06 ACRES.** **FOR POSSIBLE ACTION**

COA Secretary Farmer stated the PO is requesting approval of a livestock for two (2) goats.

Public comments: none.

Member Parker moved/Vice Chair Banuelos seconded to approve livestock permit for two (2) goats. Motion carried (5-0).

MENTION THAT VP KERR INTRODUCED MARTINDALE?

- 1.2** Review, discussion, and possible action to approve a livestock permit at **878 WILLINGTON DRIVE, (Tract 403, Block 010, Lot 006) – 2.8 ACRES.** **FOR POSSIBLE ACTION**

COA Secretary Farmer stated PO is requesting approval of a livestock permit for four (4) calves.

President Holland requested clarification of the amount of horses that may be on a lot. VP Kerr stated p can have two (2) horses per acre. Cannot have three (3) horses if they have 1 ½ acres. Must have an acre.

Member Parker asked about how far the panels for the calves was from the fence line. Staff member Cromwell stated 36'.

Member Parker asked SCA Secretary/Treasurer Austin-Preston if PO is not in compliance as far as their dues if they can be issued a permit. SCA Treasure stated _____.

Public Comment: none.

Member Sisk moved/Member Martindale seconded to approve livestock permit for four (4) calves.. Motion carried (5-0).

- 1.3** Review, discussion, and possible action to approve a livestock permit at **493 LILAC DRIVE, (Tract 304, Block 008, Lot 031) – 2.8 ACRES.** **FOR POSSIBLE ACTION**

PO was present and did not have any comments.

Public Comments: None.

Vice Chair Banuelos moved/Member Sisk seconded to approve a livestock permit for four (4) boer goats and one (1) pygmy goat. Motion carried (5-0).

- 1.4** Review, discussion, and possible action to approve a home occupation permit at **483 LAWDALE DRIVE (Tract 103, Lot 006, Block 094).** **FOR POSSIBLE ACTION**

VP Kerr stated that the PO is seeking a home occupation permit. The PO, Trevor & Christie Merrill are present.

Member Parker asked about meeting the setbacks and parking. HO indicated setbacks are met and driveway was extended; there is parking in the back of the property if necessary.

Public Comments: none.

Chair Holland moved/Member Sisk seconded to approve the home occupation permit at 483 Lawn dale Drive. Motion carried (5-0).

1.5 Review, discussion, and possible action to approve a home occupation sign permit at 483 LAWNDAL DRIVE (Tract 103, Block 006, Lot 094). FOR POSSIBLE ACTION

Member Parker asked if sign would remain where shown in pictures. HO Christie Merrill would like it to stay at its present location. Member Parker commented the sign has to be 3 sq. feet, not 3 feet. She also stated that the committee has the discretion to approve the sign.

VP Kerr commented that the PO would need to apply for a variance to have a larger sign.

Chairman Holland moved/Vice Chair Banuelos seconded to table the agenda item to allow the property owners to apply for a variance. Motion carried (5-0).

1.6 Review, discussion and possible action to consider a request from Peter Wellendorf regarding a property violation of SCA DOR A-1: improvement standards regarding the two (2) conex's that do not have permits on file with SCA COA on the property at 706 SPRING CREEK PARKWAY, (Tract 103, Block 005, Lot 020). FOR POSSIBLE ACTION

COA Secretary Farmer stated is a violation of two (2) conex's on the property. The HO is unable to move them.

Peter Wellendorf, PO was present. He stated that the conex's were not there when moved in.

VP Kerr gave background of the violation and discussion she had with Mr. Wellendorf.

Mr. Wellendorf stated he is on a fixed income and cannot afford to have them moved. They are also not within the setbacks. Currently 1-2 feet away from property line.

Member Parker stated that he could apply for a variance and paint the conex's to similar color of his home. She also told him of the process of the variance. She also informed him of the consequences of being in non-compliance.

VP Kerr clarified information about the fine and going to legal for non-compliance.

Tammy Wellendorf _____.

Member Martindale _____.

Public Comment:

Elex Vavrck,100 Tract, questions regarding permitting process. Staff member Cromwell explained permits and cost.

Chairman Holland moved/Vice Chair Banuelos seconded to table the agenda item to allow the property owner to decide if he wants to pursue a variance. Motion carried (5-0).

1.7 Review, discussion, and possible action to approve a home occupation permit at 812 WHITE OAK DRIVE (Tract 402, Block 004, Lot 023). FOR POSSIBLE ACTION

Secretary Farmer stated the PO is requesting a home occupation permit to park his tow trucks at his property.

VP Kerr stated that the PO was received a temporary permit until he could be put on the agenda, additionally he has purchased property so tow truck will be moved.

Member Parker commented on that he is in violation of the items behind trailer. He needs to get the property cleaned up.

Public Comments: None.

Member Martindale moved/Chair seconded to direct staff to contact PO that temporary permit will expire on November 30 and COA expectations for cleanup. He is to be placed on the December agenda. Motion carried (5-0).

1.8 Review, discussion, and possible action to approve a home occupation permit at 825 AESOP DRIVE (Tract 403, Block 008, Lot 008). FOR POSSIBLE ACTION

Secretary Farmer stated the PO is requesting a home occupation permit.

VP Kerr stated this permit is for Ruby Mountain Treats for snacks and its mobile.

Public Comments: none.

Vice Chair Banuelos moved/Member Sisk seconded to approve the home occupation permit at 825 Aesop Drive. Motion carried (5-0).

PROPERTY VIOLATIONS

2.1 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 TRES CARTES AVE, (Tract 201, Block 009, Lot 52). FOR POSSIBLE ACTION

VP Kerr stated that this was referred to the board and they referred it back to the COA.

Jerry Smith was present. All cleaned up in the front. Deck painted & repaired.

Member Parker stated the front is in compliance, but the rest of the property is not.

Public Comments: none.

Ho would like to put a shed in the back to store items. Going to take time.

Vice Chair Banuelos moved/member Sisk seconded that HO has been making improvements and gave until December 8 COA meeting for further improvement. Motion carried (5-0).

- 2.2** Review, discussion, and possible action regarding a property violation of SCA DOR A-1: improvement standards at **154 CASCADE DRIVE, (Tract 102, Block 010, Lot 056).** **FOR POSSIBLE ACTION**

Secretary Farmer stated this is a property violation regarding a chicken coop.

Tom Donham – does not believe the coop requires a permit.

Chairperson Holland stated that the setbacks are for all structures. Too close to the side setback.

Secretary Farmer read a letter from neighbor.

Member Parker let him know that fence was on the property line is violation. She informed him that nothing can be in the setbacks. Let him that the setbacks are a county rule. We follow them.

VP Kerr stated that we received a complaint regarding a chicken coop. The coop did not appear to be within the setbacks.

PO not willing to move the coop.

VP Kerr read the COA rules for Chickens/Ducks/Geese/Rabbits and Accessory/Aux. Placement/Setbacks/Number of must adhere to setbacks.

Member Martindale moved/Member Sisk seconded that the violation be dismissed. Motion carried (5-0).

- 2.3.** Review, discussion, and possible action regarding a property violation of the COA Rule and Regulation #13: Exterior Condition of Structures; Roof repaired or replaced at **904 Spring Valley Parkway, (Tract 202, Block 025, Lot 055).** **FOR POSSIBLE ACTION**

Secretary Farmer stated this is a property violation regarding exterior condition of the roof. There has been no progress. She attempted to contact the PO.

VP Kerr stated the PO took all the shingles off the roof but there has been no further progress.

Member Parker stated she viewed the property and assumes that there is nothing but tar paper on the roof.

Public comments: none.

Chairperson Holland moved/Vice Chair Banuelos seconded refer to BOD for non-communication and uphold fine. Motion carried (4-1).

- 2.4.** Review, discussion, and possible action regarding a property violation of the COA Rule and Regulation #13: Exterior Condition of Structures; Roof and Shed Repaired or replaced at **844 Spring Valley Parkway, (Tract 202, Block 014, Lot 010).** **FOR POSSIBLE ACTION**

Secretary Farmer stated this property is violation for roof and the shed. The roof has been completed. The shed needs to be painted.

VP Kerr the shed roof cannot be galvanized. She read Rules & Regulations No. 2 which states that Galvanized roof and siding are not allowed.

Public comments: none.

Member Parker moved/Vice Chair Banuelos seconded to close the violation for the roof of the home and notice PO that the materials on the roof of the shed is not allowed and change the roofing on the shed to be completed by December 31. Motion carried (5-0).

2.5 Review, discussion, and possible action regarding a property violation of the COA Rule and Regulation #12: Inoperative/Unregistered/Unlicensed Vehicles and DOR C-15: Storage of Tools, and SCA DOR #A-1: Improvement standards at 468 Spring Valley Parkway, (Tract 202, Block 031, Lot 010). **FOR POSSIBLE ACTION**

Secretary Farmer stated this property is in violation for inoperable vehicles and unsightly.

VP Kerr stated that the committee imposed a \$200 fine gave the PO more time because he indicated that he was working it.

Chairperson Holland moved/Vice Chair Banuelos seconded to refer to the BOD and uphold the fine. Motion carried (5-0).

COA RULES AND REGULATIONS REVISION

3.1 Discussion and consideration for the revision of the Committee of Architecture, Rules and Regulations Number 2: MATERIALS AND PRACTICES **NOT ALLOWED** authorizing the use of motorcycles, ATVs, or OHVs on lots of two (2) acres or more. **FOR POSSIBLE ACTION**

VP Kerr read into the record background information. She read into the record a letter from Arthur Asson and and email from Paula Taylor.

Chairperson Holland stated she wants no change to the rule.

Member Parker stated the rule doesn't say you can't ride. Can't fix for every person.

Public Comments:

Kayla and Joseph Dailey-Reynolds, tract 100, is a fire danger and a noise issue.

Paula Taylor, tract 400, wants tracks to be allowed.

Rhonda Morfin, tract 300, has had past experience with tracks, noise and dust. Leave the rule as it is.

VP Kerr informed this will be a first reading. Send in verbiage for potential change and the 2 acres or more be removed revisit on the next agenda.

Member Sisk proposed a permitting. Purchase property in SC. Give something to community.

Chairperson Holland moved/Vice Chair Banuelos seconded that members send in verbiage for potential change of the rule, that the 2 acres or more be eliminated from the rule and put back

on the agenda at the next meeting. Amended the motion to include to remove the bullet points be removed for the building of tracks and jumps. Motion carried (4-1).

- 3.2** Discussion and consideration for the revision of the Committee of Architecture, Rules and Regulations Number 14: **TRASH CONTAINERS/TRASH ENCLOSURES:** Trash containers cannot remain at the street longer than 12 hours before and after pick-up. Larger trash containers such as the round green non-rolling containers supplied by Elko Sanitation can remain at the end of your driveway but must not be in the road or easement area. Trash must be contained within the trash can AT ALL TIMES. Trash can enclosures at the front of the property require a permit from SCA and must be of sound construction and aesthetically appealing.

FOR POSSIBLE ACTION

VP Kerr read into the record Rules and Regulations No. 14 and DOR No. 15. The rule is a direct conflict of the DOR allowing containers in sight and only one (1) company is identified.

Member Parker suggested remove the company name.

Public Comments: none.

Member Parker moved/Vice Chair Banuelos seconded that most of the verbiage be retained, remove the sentence that start with "Larger trash containers and ends with road or easement area." Leave the remaining starting with "Trash must be contained within the trash can at all times. Trash can enclosures at the front of the property require a permit from SCA and must be of sound construction and aesthetically appealing." 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**

Secretary Farmer provided status on the report. She will check with attorney on the meaning of the legal status.

APPROVAL OF MINUTES

- 5.1** Approval of minutes from the September 8, 2020 COA regular meeting.

FOR POSSIBLE ACTION

Vice Chair Banuelos asked that Rueben be spelled correctly.

Member Parker moved/Vice Chair Banuelos seconded to approve the September 8, 2020 minutes with the correction of Rueben name. Motion carried (4-0-1), Member Martindale abstained.

REPORTS

- 6.1** Approve Committee of Architecture Revenue Report for September and October 2020.

FOR POSSIBLE ACTION

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

- 7.2 Approve Committee of Architecture Violation Report for September and October 2020.

FOR POSSIBLE ACTION

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

8. PUBLIC COMMENT

Pursuant to NRS 241 this time is devoted to comments by the general 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

Elex Varrick, tract 100, support the committee.

Vice Chair Banuelos change to the chicken coop rule regarding setbacks for the future. Need clarification of the rule.

VP Kerr brought to the committee's attention that property are not surveyed. New requirements for any new homes built to be surveyed.

VP Kerr reminded committee members that all the members are up for reappointment and need to be at the December 8 meeting to answer questions.

9. **THE NEXT REGULAR MEETING OF THE COMMITTEE OF ARCHITECTURE IS SCHEDULED FOR TUESDAY, DECEMBER 8, 2020 AT 5:30 PM.**

NON-ACTION ITEM

10. ADJOURN MEETING

The meeting was adjourned at 8:22 pm.