



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

Spring Creek Association Committee of Architecture

Tuesday, August 14, 2018, 5:30 PM, PST

Fairway Community Center Meeting Room

401 Fairway Blvd, Spring Creek, Nevada

**PRESENT:** Chair Jill Holland, Vice Chairperson John Featherston, Members: Diane Parker, Brien Park and Cassandra Banuelos

**STAFF MEMBERS PRESENT:** SCA Treasurer Austin-Preston, SCA Secretary Shields

**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 REGARDING A PROPERTY VIOLATION OF UNSIGHTLY: CHILDREN'S TOYS AT 300 SPRINGFIELD PKWY (305-001-001).  
FOR POSSIBLE ACTION**

COA Secretary Shields stated the property owner has been in violation since February 2018. On 3/27/2018 multiple bicycles were still on the property. On 7/2/2018 the property owner was notified that he could write a letter to the COA for the meeting if he is unable to attend. On 7/2/2018 the property owner came into the office and stated he put up a fence on the side of the property where all of the children's toys are being stored. He brought in a letter and pictures of his property as he is not able to attend the meeting.

Member Park moved to close the violation and waive the \$200.00 fine. Motion failed for lack of second.

Vice Chair Featherston moved/Member Banuelos seconded to close the violation at 300 Springfield Parkway and impose a reduced fine in the amount of \$100.00. Motion carried (5-0).

## **NEW BUSINESS**

- 2. 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 February 2018. There has been no contact from the property owner until 8/6/2018 when he called to state that they moved the vehicle behind the shed. It was explained to him that the vehicle has to be out of sight or covered and out of sight.

Vice Chair Featherston moved/Member Banuelos seconded to uphold the \$200.00 fine at 454 Jasper Drive and give the property owner until the next COA meeting to bring the property into compliance. Motion carried (5-0).

- 3. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF INOPERATIVE/UNREGISTERED/UNLICENSED VEHICLES AT 438 JASPER DRIVE (202-018-046).  
FOR POSSIBLE ACTION**

COA Secretary Shields stated the property owner has been in violation since February 2018. There has been no contact from the property owner.

Chair Holland moved/Vice Chair Featherston seconded to uphold the \$200.00 fine and refer the property at 438 Jasper Drive to the Board of Directors. Motion carried (5-0).

**4. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF EXTERIOR CONDITION OF STRUCTURES AND IMPROVEMENT STANDARDS AT 361 BUFFSIDE COURT (201-004-034). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner has been in violation since February 2018. There has been no contact from the property owner and the mail was returned with no forwarding address.

Vice Chair Featherston moved/Chair Holland seconded to uphold the \$200.00 fine and refer the property at 361 Buffside Court to the Board of Directors. Motion carried (5-0).

**5. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF BUILDING EXTERIOR AT 392 BERRY CREEK DRIVE (201-010-009). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner has been in violation since October 2016. There had been no contact from the property owner until 8/9/2018 and they stated the house was painted on 8/7/2018; they just have to finish the trim. She was informed that the violation would still be on the agenda as it was already posted and the COA would be notified at the meeting that the house has been painted, but they will have to attend the meeting to discuss the fine.

The property owners were present and provided an updated picture of the completed paint. They noted they will be replacing the roof.

Member Parker moved/Member Park seconded to waive the \$200.00 fine and close the violation at 392 Berry Creek Drive. Motion carried (5-0).

**6. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF INOPERATIVE/UNREGISTERED/UNLICENSED VEHICLES AT 120 EDGEWOOD AVENUE (102-003-003). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner has been in violation since April 2018. There has been no contact from the property owner.

Vice Chair Featherston moved/ Member Banuelos seconded to uphold the \$200.00 fine and refer the property at 120 Edgewood Avenue to the Board of Directors. Motion carried (5-0).

**7. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF EXTERIOR CONDITION OF STRUCTURES AT 127 EDGEWOOD AVENUE (105-001-007). *FOR POSSIBLE ACTION***

COA Secretary Shield stated the property owner has been in violation since April 2018. There has been no contact from the property owner.

Member Banuelos moved/Member Park seconded to uphold the \$200.00 fine and refer the property at 127 Edgewood Avenue to the Board of Directors. Motion carried (5-0).

**8. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF STORAGE OF TOOLS AND TRASH AT 456 GYPSUM DRIVE (202-025-003).  
FOR POSSIBLE ACTION**

COA Secretary Shields stated the property owner has been in violation since March 2018. There has been no contact from the property owner.

Vice Chair Featherston moved/Member Banuelos seconded to uphold the \$200.00 fine and refer the property at 456 Gypsum Drive to the Board of Directors. Motion carried (5-0).

**9. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF INOPERATIVE/UNREGISTERED/UNLICENSED VEHICLES AT 400 WESTBY DRIVE (202-012-038).  
FOR POSSIBLE ACTION**

COA Secretary Shields stated the property owner has been in violation since February 2018. The property owner was given 30 days to get the vehicle sold and the yard cleaned up, which expired May 5, 2018. There has been no further contact from property owner.

The tenant was present and noted that there is one vehicle that needs to be moved and one unlicensed vehicle which is covered as of this meeting.

Member Park moved/Vice Chair Featherston seconded to uphold the reduced fine in the amount of \$100.00 for the property at 400 Westby Drive pending verification that the property is in compliance with the COA Rules and Regulations and Declarations of Reservations before the next meeting. If the property is not in compliance by the next COA meeting, the \$200.00 fine will be enforced. Motion carried (5-0).

**10. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF INOPERATIVE/UNREGISTERED/UNLICENSED VEHICLES, EXTERIOR CONDITION OF STRUCTURES, BUILDING EXTERIOR AND STORAGE OF TOOLS AND TRASH AT 390 SMOKEY DRIVE (202-011-064).  
FOR POSSIBLE ACTION**

COA Secretary Shields stated the property owner has been in violation since March 2018. There has been no contact with the property owner.

Member Park moved/Member Parker seconded to uphold the \$200.00 fine and refer the property at 390 Smokey Drive to the Board of Directors. Motion carried (5-0).

**11. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A VARIANCE AT 254 CLIFF LANE (109-008-020).  
FOR POSSIBLE ACTION**

COA Secretary Shields stated the property owner is requesting approval of a variance of 8' to build his shop due to the topography of his property.

Member Park moved/Vice Chair Featherston seconded to approve the variance at 254 Cliff Lane. Motion carried (5-0).

**12. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A COMMERCIAL SIGN PERMIT AT 259 SPRING VALLEY PKWY (201-004-001A). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner is requesting approval of a Commercial Sign permit on the building.

David Zornes, CEO for Northern Star and Scoreboard presented a drawing of the sign for approval.

Vice Chair Featherston moved/Member Parker seconded to approve the commercial sign permit at 259 Spring Valley Parkway. Motion carried (5-0).

**13. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A COMMERCIAL SIGN PERMIT AT 330 SPRING VALLEY PKWY (201-008-005). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner is requesting approval of a Commercial Sign Permit to be used as a bulletin board.

The property owner was present to answer questions from the committee.

It was noted that the structure and the sign both have to be permitted.

The committee tabled the item in order to research the request further.

**14. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT AT 581 BRENT DRIVE (202-018-097). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner is requesting approval of a Livestock permit.

Vice Chair Featherston moved/Chair Holland seconded to approve the livestock permit at 581 Brent Drive. Motion carried (5-0).

**15. REVIEW AND DISCUSSION REGARDING MONTHLY UPDATE ON PROPERTIES AT COPENHAVER & MCCONNELL, P.C. *NON-ACTION ITEM***

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

**16. APPROVE MINUTES FROM THE JULY 10, 2018 COA REGULAR MEETING.**  
***FOR POSSIBLE ACTION***

Member Park moved/Member Banuelos seconded to approve the July 10, 2018 COA regular meeting minutes. Motion carried (5-0).

**17. APPROVE COMMITTEE OF ARCHITECTURE REVENUE AND VIOLATION REPORTS FOR JULY 2018.**  
***FOR POSSIBLE ACTION***

Member Parker moved/Member Park seconded to approve the revenue and violation reports for July 2018 as presented. Motion carried (5-0).

**18. 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 comments were received.

There was general staff and committee discussion.

**19. THE NEXT REGULAR MEETING OF THE COMMITTEE OF ARCHITECTURE IS SCHEDULED FOR TUESDAY, SEPTEMBER 11, 2018 AT 5:30 PM.**  
***NON-ACTION ITEM***

**20. ADJOURN MEETING**

The meeting adjourned at 6:53 p.m.