



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

Spring Creek Association Committee of Architecture

Tuesday, August 13, 2019, 5:30 PM, PST

Fairway Community Center Meeting Room

401 Fairway Blvd, Spring Creek, Nevada

**PRESENT:** Chair Jill Holland, Members: Diane Parker, Randy Hesterlee, Cassandra Banuelos and 1 Vacant Position

**STAFF MEMBERS PRESENT:** SCA President Bahr, SCA COA 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.

Matt McCarty, Tract 300, asked the Committee if a kit house was acceptable for mother-in-law quarters. The Committee asked questions about the kit homes and said they did not see why it would not be acceptable. Mr. McCarty stated he will be bringing an item before the Committee to request approval.

Randy Hesterlee noted that he requested an agenda item regarding public infrastructure at Parkchester Drive and Country Club Parkway and asked what could be done.

COA Secretary Shields stated the item was not put on the agenda before the Committee as the Committee is not responsible for road and right of way permits.

SCA President Bahr noted Board of Director Member Hannum is looking into the situation.

## **NEW BUSINESS**

### **1. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF BUILDING EXTERIOR AND STORAGE OF TOOLS AND TRASH AT 251 FLORA DRIVE (102-014-018). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner has been in violation since April of 2019. The property owner was present.

The property owner noted they have tenants living at 251 Flora Drive and they stopped paying the rent and refused to adhere to any of their requests. They currently live in Crescent Valley, Nevada and did not receive any notices until they had to sign for the mail. They are currently working on the condition of the home and did some work on the front yard this weekend. The back yard still needs work. They plan on working on the house 1 weekend per month and putting it up for sale. She requested the Committee give them until November 2019 to complete the violation.

Chair Holland moved/Member Parker seconded to table the item until the November 12, 2019 COA meeting and the property owner must contact the COA Secretary on a monthly basis to report the progress at 251 Flora Drive. Motion carried (4-0).

### **2. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF BUILDING EXTERIOR, EXTERIOR CONDITIONS OF STRUCTURES AND IMPROVEMENT STANDARDS AT 13 LAWNDAL COURT (104-001-013) *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property has been in violation since January 2019. There has been no contact from property owner.

Member Banuelos moved/Member Parker seconded to refer the property at 13 Lawndale Court to the Board of Directors for further action and uphold the \$200.00 fine. Motion carried (4-0).

**3. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF INOPERATIVE/UNREGISTERED/UNLICENSED VEHICLES AT 361 BUFFSIDE COURT (201-004-034). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property has been in violation since February 2018. There has been no contact with property owner and all mail has been returned. This property is in legal for other items.

Member Hesterlee noted that it was hard to tell from the provided pictures if the vehicles were unregistered.

Member Parker moved/Member Banuelos seconded to refer the property at 361 Buffside Court to the Board of Directors for further action and uphold the \$200.00 fine. Motion carried (3-1) Member Hesterlee opposed.

**4. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF DOMESTIC ANIMALS/DOGS/CATS AT 96 FLOWING WELLS DRIVE (301-007-024). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner has been in violation since July 2019. They have been sent letters in the past for the same issue. Animal Control is present.

Mrs. Morfin, the property owner, was present and stated that she has been in contact with President Bahr since 2018 regarding the issue. She stated that the neighbor's dogs also bark. She noted that her dogs do have bark collars and when the issue came up in January they purchased new bark collars, they also moved the dogs 200 feet away from the property that the complaint was received from. She stated that Animal Control Officer Manley is their neighbor and she feels that they are being treated unfairly. They have been served papers and are currently going to court for this issue. She stated that her son puts the dog collars on every morning and keeps the dogs penned up.

Animal Control Officer Smith was present. She noted that there have been multiple instances with multiple neighbors. She stated that she sat off the side of the road and listened to the dogs bark at the air which is listed in a report. She has left written warnings on the door. The most recent incidents were in July and the dogs were barking and they had no bark collars on at that time. There are videos dated 7/23/19, 7/24/19, and 7/26/19 in which the dogs are barking. The property owners were issued a citation for barking dogs and public nuisance. Animal control will be asking the court to take away the licenses and have the dogs removed from Elko County. Mrs. Morfin was informed that if other dogs are barking to document it and report it.

Member Hesterlee asked if Animal Control Officer Smith observed bark collars on the dogs. Officer Smith noted she had never seen bark collars on the dogs. Member Hesterlee asked if

Officer Smith witnessed the dogs being moved across the property. Officer Smith stated the dogs had been moved, but it did not help with the barking.

Public Comment:

Matt McCarty, Tract 300 and neighbor, noted it could have very easily been his address. His dog barks at butterflies, birds, etc. and the dog gets out sometimes. Officer Manley has parked in his driveway several times and stated his dog is a nuisance. On one occasion she parked in the driveway and stated his dog was running at large, however, it was not their dog; their dog was inside at that time. He noted he hasn't heard from her since. He stated that he walks down their street and has not noticed the dogs barking at the Morfin residence. He is 2 or 3 houses down the street, but is not aware of an issue.

The committee discussed options for moving forward.

Member Banuelos moved/Chair Holland seconded to refer the property at 96 Flowing Wells Drive to the Board of Directors for further action and suspend the \$200.00 fine. Motion carried (4-0).

**5. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT AT 175 COUNTRY CLUB PKWY (102-010-018). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner is requesting approval of a livestock permit for 2 Caprine goats.

Member Parker moved/Member Banuelos seconded to approve the livestock permit at 175 Country Club Parkway. Motion carried (4-0).

**6. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT AT 458 LAMONT PLACE (202-004-004). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner is requesting approval of a livestock permit for alpacas.

Member Banuelos moved/Member Hesterlee seconded to approve the livestock permit at 458 Lamont Place. Motion carried (4-0).

**7. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPOINT A NEW VICE-CHAIRPERSON FOR THE COA COMMITTEE. *FOR POSSIBLE ACTION***

Member Hesterlee moved/Chair Holland seconded to nominate Cassandra Banuelos as Vice Chairperson of the Committee of Architecture. Motion carried (3-0-1) Member Banuelos abstained.

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

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

9. **APPROVE MINUTES FROM THE JULY 9, 2019 COA REGULAR MEETING.** ***FOR POSSIBLE ACTION***

Member Parker moved/Member Banuelos seconded to approve the July 9, 2019 COA Regular Meeting Minutes. Motion carried (4-0).

10. **APPROVE COMMITTEE OF ARCHITECTURE REVENUE AND VIOLATION REPORTS FOR JULY 2019.** ***FOR POSSIBLE ACTION***

Member Holland moved/Member Hesterlee seconded to approve the Committee of Architecture Revenue and Violation Reports for July 2019. Motion carried (4-0).

11. **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.

12. **THE NEXT REGULAR MEETING OF THE COMMITTEE OF ARCHITECTURE IS SCHEDULED FOR TUESDAY, SEPTEMBER 10, 2019 AT 5:30 PM.** ***NON-ACTION ITEM***

13. **ADJOURN MEETING**

The meeting adjourned at 6:53 p.m.