



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

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Tuesday, January 12, 2021**, at the Fairway Community Center Meeting Room, 401 Fairway Blvd, Spring Creek, NV beginning at **5:30 P.M. (PST)**

There may be a quorum of the Board of Directors present at the meeting, however; they will not be conducting any Association business.

Posted with this Notice is the Agenda for said meeting of the Committee of Architecture.

This notice is to be posted at the following places on Thursday, January 7, 2021:

SCA Office @ 401 Fairway Blvd.  
Khoury's Market Community Board  
Country Club Shell  
SCA Horse Palace  
Spring Creek Association Website: [www.springcreeknv.org](http://www.springcreeknv.org)

### **COVID-19 RESTRICTIONS:**

**Due to COVID-19 and upon Directives from the Governor, the attendance at meetings, not including the COA members and staff, is limited to 10 people.**

### **The meeting can be accessed by phone by calling:**

**1- 669.900.6833 Meeting ID: 814 2775 3574 Passcode: 445170**

### **NOTICE TO PERSONS WITH DISABILITIES:**

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the Committee of Architecture in writing at: 401 Fairway Blvd; Spring Creek, NV 89815, by E-mail to [coa@springcreeknv.org](mailto:coa@springcreeknv.org), or by calling (775) 753-6295 at least 48-hours prior to the scheduled meeting.

Respectfully Submitted,



**SPRING CREEK ASSOCIATION  
COMMITTEE OF ARCHITECTURE**

**Regular Meeting**

**5:30 P.M., P.S.T., Tuesday, January 12, 2021  
At 401 Fairway Blvd, Spring Creek, NV 89815**

**AGENDA**

**COMMITTEE MEMBERS:**

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

**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.

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**COMMENTS BY THE GENERAL PUBLIC**

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***

## 1. ORGANIZATION OF COMMITTEE

- 1.1 Discussion and consideration of the organization of the Committee of Architecture. Nominations and consideration of appointment for 2021 COA Chair and COA Vice-Chair.

FOR POSSIBLE ACTION

- 1.2 Discussion and consideration to change the regular scheduled meeting day for the Committee of Architecture. Consideration to schedule the second Monday or second Thursday of the month as the 2021 regular scheduled meeting day of the month for the COA.

FOR POSSIBLE ACTION

## 2. COA RULES AND REGULATIONS

- 2.1 Review, discussion, and possible action to eliminate the first bullet point of the COA Rules and Regulation #2: **MATERIALS AND PRACTICES NOT ALLOWED.** “The developing, building or construction of dirt mounds, hills, jumps or ramps for the explicit use of riding Motorcycles, ATVs, or OHV/s will be considered a “racetrack” or “practice track” by the COA and is therefore expressly prohibited.” This is the first reading.

FOR POSSIBLE ACTION

- 2.2 Review, Discussion, and possible action to approve the first reading of modification to the COA Rules and Regulation for “**Explicit use of OHVs, ATV and/or Motorcycles for Recreational Purposes within the Spring Creek Association Specific to Homeowner Lots**”. This COA rule and regulation addresses the developing of riding areas, creating tracks, jumps, dirt mounds, hills, and ramps.

**COA RULE AND REGULATION: EXPLICIT USE OF OHVs, ATVs AND/OR MOTORCYCLES FOR RECREATIONAL PURPOSES WITHIN THE SPRING CREEK ASSOCIATION SPECIFIC TO HOMEOWNERS LOTS:**

*OHVs, ATVs and or Motorcycles may be used for recreational purposes on a homeowner’s property. The developing, building or construction of dirt mounds, hills, jumps or ramps or creating a track for the explicit use of riding OHVs, ATVs, and/or Motorcycles, are restricted to the rear of the house. Developed riding areas are **NOT** allowed in front or on the sides of houses. Placement must adhere to all property line setback requirements designated for their tract, lot, and block. Riding areas must have a setback of 15 feet from other structures on the property. Property owners will be held liable for any fire or other damages and/or costs, as a result, of developed riding areas. Property owners are required to mitigate dust and noise which create an annoyance or nuisance. Property owners are subject to nuisance complaints.*

FOR POSSIBLE ACTION

- 2.3 Review, discussion, and possible action to approve the first reading of modification to the COA Rules and Regulation #14: **Trash Containers/Trash Enclosures.**

**COA RULES AND REGULATION: TRASH CONTAINERS/TRASH ENCLOSURES:**

*Trashcans or trash containers cannot remain at the street longer than 12 hours before and after pick-up. Trash must ALWAYS be contained within the trashcan or container. The storage of trash and their containers, boxes, bags, open trailers; homemade or manufactured, empty or filled; or other items that shall in appearance detract from the aesthetic values of the property, shall be so placed and stored concealing it from view from all public right of ways.*

**FOR POSSIBLE ACTION**

- 2.4 Review, discussion, and possible action to approve the first reading of modification of the COA Rules and Regulations for “**Chickens/Ducks/Geese/Rabbits**”. This modification may include the requirements for permitting, setbacks and defining Chicken Coops as an auxiliary or accessory structure and other matters related thereto.

**COA RULES AND REGULATION: CHICKENS/DUCKS/GEESE/RABBITS AND THEIR STRUCTURES:**

*Chickens, ducks, geese, and rabbits are considered “barnyard animals”. They are allowed in all tracts for personal use only. Roosters, drakes, gander, or bucks (rabbit) are allowed. They are not to be kept, bred, or maintained for commercial purposes. Free ranging is allowed provided that all animals are contained to the limits of the homeowner property.*

*Chicken Coops are defined as any structure where, typically, female chickens or other fowl are kept. Usually has an indoor area where the chickens or other fowl can sleep and nest. Any structure providing housing for these barnyard animals is considered an auxiliary or accessory structure and require a permit and must adhere to the corresponding tract setback (yard) requirements. Chicken coops are to be of typical construction. Inoperative vehicles, camper trailers, or similar items are not allowed to be used as “Chicken Coops”. Chicken tractors and rabbit hutches do not require a building permit but must adhere to required yard/setbacks for auxiliary or accessory structures as outlined in the DORs.*

**FOR POSSIBLE ACTION**

- 2.5 Review, discussion, and consideration to add a definition section to the COA Rules and Regulations for the purpose of identifying meanings ascribed to the words or terms utilized within the COA document or reference to County Codes or Uniform Building Codes and to allow the COA Secretary to add, amend or delete words and terms as needed.

**FOR POSSIBLE ACTION**

**3. OLD BUSINESS**

- 3.1 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**

#### **4. PROPERTY VIOLATIONS**

- 4.1** Review, discussion, and possible action regarding a property violation of COA Rule and Regulation #12: Inoperative / Unregistered / Unlicensed Vehicles and DOR C-15: Storage of Tools and Trash at **295 SPRINGFIELD PARKWAY, (Tract 305, Block 003, Lot 006).**

***FOR POSSIBLE ACTION***

- 4.2** Review, discussion, and possible action regarding a property violation of COA Rule and Regulation #5: Exterior Condition of Structures; Roof on a shed at **574 SHADYBROOK DRIVE, (Tract 304, Block 005, Lot 048).**

***FOR POSSIBLE ACTION***

#### **5. LEGAL REPORT**

Review and discussion regarding the monthly update on property violations turned over to McConnell Law per SCA Board approval.

***NON-ACTION ITEM***

#### **6. APPROVAL OF MINUTES**

Approval of minutes from the December 8, 2020 COA regular meeting.

***FOR POSSIBLE ACTION***

#### **7. REPORTS**

- 7.1** Approve Committee of Architecture Revenue Report for December 2020.

***FOR POSSIBLE ACTION***

- 7.2** Approve Committee of Architecture Analysis of Occupied Lots Report Year Ending 2020.

***FOR POSSIBLE ACTION***

- 7.3** Approve Committee of Architecture Violation Report for December 2020.

***FOR POSSIBLE ACTION***

#### **8. 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***

#### **9. NEXT REGULAR MEETING**

The next regular meeting of the Committee of Architecture is scheduled for To Be Determined based on Agenda Item 1.2.

***FOR POSSIBLE ACTION***

#### **10. ADJOURN MEETING**

***FOR POSSIBLE ACTION***