



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

**The meeting was held telephonically through Zoom.com due to the COVID-19
Pandemic.**

Spring Creek Association Committee of Architecture
Tuesday, April 14, 2020, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Chairperson Jill Holland, Vice Chairperson Cassandra Banuelos and Members: Randy Hesterlee, Diane Parker and Stefanie Sisk

STAFF MEMBERS PRESENT: SCA President Bahr, SCA Vice President Kerr and COA Secretary Shields

CALL TO ORDER: Vice Chair Banuelos called the meeting to order at 5:30 PM. Chair Holland joined the meeting at 5:40 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 comments by the general public.

NEW BUSINESS

1. **REVIEW AND DISCUSSION REGARDING PAGE #3 ITEM #3, NOTICE OF NON-COMPLIANCE, AND POSSIBLE CHANGES TO THE WORDING.**

NON- ACTION ITEM

Staff made mention that the wording in the paragraph states that each letter would come with a fine. COA needs to decide if they want to keep wording, change wording or re-write the whole paragraph.

Secretary Shields read aloud the email that was sent by Chair Holland.

Chair Holland states that the word should be change to May, replacing the word will.

Member Sisk states that they should remove the Secretary from the wording so it takes the process off of the Secretary.

Member Parker states that she agrees that it should show that it is the COA not the Secretary making the decisions.

Member Hesterlee agrees that the wording should be changed.

Vice-Chair Banuelos also agrees that the wording should be changed.

Chair Holland states the wording and asks that it be presented at the next meeting to be approved.

2. **REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF EXCESSIVE BRUSH/WEEDS OR DEAD TREES/SHRUBS, NOXIOUS WEEDS AND EXTERIOR CONDITION OF STRUCTURES AT 579 BRENT DRIVE (202-018-096).**

FOR POSSIBLE ACTION

COA Secretary Shields stated this property has been in violation since October 2018. There has been no contact from PO. Jackie with the State of Nevada Aging & Disabilities Elderly Protective Services had contacted me in Jan 2019 about helping PO out with weeds and roof. No further contact from Jackie or PO.

The Property owner was not present at the meeting.

Member Hesterlee asked about the contact with the State of NV and what it entailed. It was clarified that it was for the weeds and the roof.

Member Hesterlee asked if there had been follow up with the State of NV. It was clarified that there has been no follow up on the State's part. Because it is not the State of NV in violation it is the property owner's responsibility to maintain contact with the SCA.

Member Parker states that this property has been in violation for a long time prior to Parker's time as the Secretary. There has never been any contact from property owner, recommends that we just move forward with this property.

Vice-Chair Banuelos asked if we sent the property to legal would they contact the State of NV. It was clarified that they would try and contact the property owner and then most likely the state to get the issue resolved.

Member Hesterlee made a motion and motion died.

Vice Chair Banuelos moved/Member Sisk seconded to uphold the \$200.00 fine and refer the property at 579 Brent Drive for the violation of Exterior Condition of Structures to the Board of Directors for further action and to reduce the fine to \$100 and close the Excessive Brush/Weeds or Dead Trees/Shrubs, noxious weeds violation. Motion carried (5-0)

3. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF IMPROVEMENT STANDARDS, INOPERATIVE/UNREGISTERED/UNLICENSED VEHICLES AND EXTERIOR CONDITION OF STRUCTURES AT 844 SPRING VALLEY PKWY (202-014-010). *FOR POSSIBLE ACTION*

COA Secretary Shields stated this property has been in violation since June 2018.

Rebecca and Michael Nahnacassia were present via zoom for the meeting.

Rebecca stated they don't have the money. They are currently behind on their dues as well and she is working with other staff members to get that taken care of. She states she doesn't know how it will help her or the Association if we fine or sue her she won't be able to pay it.

Member Parker asked if PO has tried to reach out to outside sources.

Member Hesterlee asked if the shed was missing roofing as well. It was clarified that it is missing roofing.

Member Hesterlee asked if they could contact their insurance company to see if they would be able to help out with the repairs of the roof on the house.

Member Parker asked if the inoperative vehicle was licensed.

Rebecca stated that it was not but they are looking for the title to get it removed.

Member Hesterlee stated its time to get a plan. Member Parker, Chair Holland and Vice-Chair Banuelos agreed.

Rebecca states that they will have the vehicle moved by the end of the month.

Member Hesterlee moved/Member Parker seconded to table the agenda item until the May 12, 2020 COA meeting and allow the property owners time to address the issues. Motion carried (5-0).

4. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT AT 472 BLUEJAY DRIVE (402-015-024). *FOR POSSIBLE ACTION*

COA Secretary Shields stated this PO is requesting approval of a livestock permit for 2 goats.

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

5. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A LIVESTOCK PERMIT AT 670 SPRING VALLEY PKWY (202-009-063). *FOR POSSIBLE ACTION*

COA Secretary Shields stated this PO is requesting approval of a livestock permit for 3 cattle.

Chair Holland moved/Vice Chair Banuelos seconded to approve livestock permit for three (3) cattle. Motion carried (5-0)

6. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A LIVESTOCK PERMIT AT 239 CHARLWOOD DRIVE (101-008-002). *FOR POSSIBLE ACTION*

COA Secretary Shields stated this PO is requesting approval of a livestock permit for 4 goats.

Member Hesterlee moved/Member Parker seconded to approve livestock permit for four (4) goats. Motion carried (5-0)

7. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A LIVESTOCK PERMIT AT 255 CHARLWOOD DRIVE (101-008-004). *FOR POSSIBLE ACTION*

COA Secretary Shields stated this PO is requesting approval of a livestock permit for 2 goats.

Member Sisk moved/Member Hesterlee seconded to approve livestock permit for two (2) goats. Motion carried (5-0)

8. REVIEW AND DISCUSSION REGARDING PAGE 4 ITEM #6, METAL STORAGE CONTAINERS, AND POSSIBLE ADDITIONS OR CHANGES TO THE RULE. *NON- ACTION ITEM*

At the March COA meeting Committee made mention that they wanted wording added to the rule.

Secretary Shields read the updated wording.

Member Hesterlee stated that he brought up this request to change the wording. He stated that if we would change the wording to state that it could be painted to match the surrounding landscape colors. That it could be done to be aesthetically pleasing and not have to be painted to match the primary dwelling.

Member Parker states that she would like to see surrounding landscape colors.

Member Sisk states that she still want to keep it to match the primary dwelling but she likes the idea of natural landscape colors.

Vice-Chair Banuelos states that she likes the wording complementary or aesthetically pleasing color.

Member Hesterlee states that he would like to see a color that isn't jarring.

Chair Holland asked that the committee email over there suggestions so they have time to evaluate the changes before the next meeting.

9. REVIEW AND DISCUSSION REGARDING PAGE5 ITEM #12, INOPERATIVE /UNREGISTERED UNLICENSED VEHICLES, AND POSSIBLE ADDITIONS OR CHANGES TO THE RULE. *NON- ACTION ITEM*

At the March COA meeting Committee made mention that they wanted wording added to the rule.

Member Parker states that the reason she brought up the wording change is that people have vehicles sitting on their property that have front license plates and you can't see the back and they say they are licensed but have weeds and such around them. If we require them to provide a copy of the registration then we have legal grounds to send them to the BOD and legal if they don't provide a copy.

Member Hesterlee states that a John Deere tractor can be legally driven on the highway but doesn't have to be registered. He thinks that the wording should state "reasonable" repair of vehicle.

Vice-Chair Banuelos stated that she thinks this rule would be difficult right now because of the DMV being closed.

Chair Holland states that she doesn't think the wording that is in the rule now is bad.

Chair Holland stated that this is a non-action item and if the committee could look into it and bring it to the next meeting.

Member Sisk states that she thinks the word shall should be changed to must provide of copy of registration.

10. REVIEW AND DISCUSSION REGARDING PAGE 5 ITEM #13, EXTERIOR CONDITION OF STRUCTURES, AND POSSIBLE ADDITIONS OR CHANGES TO THE RULE.
NON- ACTION ITEM

At the March COA meeting Committee made mention that they wanted wording added to the rule.

Secretary Shields read aloud emails from committee of wording input.

Member Parker stated that the word reasonable should be taken out of the wording. It shouldn't have the look of in dis-repair or neglected.

Member Sisk agrees that the word reasonable should be taken out of the wording as what is reasonable to one person may not be to the next.

Vice Chair Banuelos agrees with Member Parker and Member Sisk to remove the word reasonable.

Chair Holland would like Secretary Shields to ask SCA legal counsel if the word "reasonable" is considered a legal term.

11. REVIEW AND DISCUSSION REGARDING PAGE 5 ITEM #15, AUXILLIARY OUTDOOR LIGHTING, AND POSSIBLE ADDITIONS OR CHANGES TO THE RULE.
NON- ACTION ITEM

At the March COA meeting Committee made mention that they wanted wording added to the rule.

Secretary Shields read aloud emails from committee of wording input and recommended that the wording just be changed on the permit as there are already requirements on the permit that they have to abide by.

Chair Holland asked why we couldn't just change the permit and not change the wording in the rule and make it simple.

Member Parker stated that she agrees that we can just change the permit instead of changing the rule.

Member Sisk agrees with member Parker.

Vice-Chair Banuelos stated that she agrees with member Parker as well and that the wording should just be added to the permit and the rule not be changed.

Member Hesterlee states that the Dark Sky Guidelines are not really rules, they are just wishes. We had one complaint from one resident and he doesn't think the rule needs to be changed.

Vice Chair Banuelos left meeting at 7:35 PM.

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

COA Secretary stated that there are no updates at this time due to the restrictions put into place by Elko County Justice Court and Governor Sisolak.

13. APPROVE MINUTES FROM THE MARCH 10, 2020 COA REGULAR MEETING. *FOR POSSIBLE ACTION*

Member Parker moved/Chair Holland seconded to approve the March 10, 2020 COA Regular Meeting Minutes as presented. Motion carried (4-0) Vice Chair Banuelos absent at vote.

14. APPROVE COMMITTEE OF ARCHITECTURE REVENUE AND VIOLATION REPORTS FOR MARCH 2020. *FOR POSSIBLE ACTION*

Member Parker moved/ Member Hesterlee seconded to approve the Committee of Architecture Revenue and Violation Reports for March 2020. Motion carried (4-0) Vice Chair Banuelos absent at vote.

15. PUBLIC COMMENT

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ACTION SHALL NOT BE TAKEN

Chair Holland asked about an email from a PO and what the outcome was. It was clarified that Secretary Shields was waiting on responses from the Committee so she could respond to the PO.

Chair Holland made mention of her concern about the property that was re-zoned from R2 to C2 and now it is being sold.

16. THE NEXT REGULAR MEETING OF THE COMMITTEE OF ARCHITECTURE IS SCHEDULED FOR TUESDAY, MAY 12, 2020 AT 5:30 PM.

NON-ACTION ITEM

17. ADJOURN MEETING

The meeting adjourned at 7:46 p.m.