



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

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

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

ABSENT: Vice Chairperson Cassandra Banuelos

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

CALL TO ORDER: Chair 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.

NEW BUSINESS

- 1. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A CONDITIONAL USE PERMIT FOR A 25 FT TEMPORARY TOWER ON ADJACENT PROPERTY NEXT TO THE FAIRWAY COMMUNITY CENTER (OPEN SPACE). *FOR POSSIBLE ACTION***

COA Secretary Shields stated The Internet Company White Cloud is requesting approval of a conditional use permit for a 25 foot temporary tower.

David Skinner was present at the meeting. He stated that it would take about 30 days to get the tower approved through the county and erected on the site.

Member Sisk moved/Chair Holland seconded to approve the conditional use permit for a 25 ft. temporary tower. Motion carried (4-0) Vice Chair Banuelos absent.

- 2. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A REQUEST FROM WHITE CLOUD COMMUNICATIONS TO TRANSFER PERMIT FEES FROM A VARIANCE ON 402 SPRING CREEK VIEW TO CONDITIONAL USE PERMIT ON 401 FAIRWAY BLVD. *FOR POSSIBLE ACTION***

COA Secretary Shields stated White Cloud is requesting the fee from the denied variance from 402 Spring Creek View be transferred to pay for the conditional use permit.

David Skinner with White Cloud was present at the meeting.

Member Parker stated that since we denied the Variance and the internet company is working with SCA that we should approve the transfer of the fee.

Member Hesterlee moved/Member Parker seconded to approve the transfer of the permit fee from the variance on 402 Spring Creek View to the conditional use permit on 401 Fairway Blvd. Motion carried (4-0) Vice Chair Banuelos absent.

- 3. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REVERSE THE MONTHLY FEES THAT HAVE ACCRUED FROM A COA FINE FOR PROPERTY LOCATED AT 526 SPRING VALLEY PKWY (202-018-023). *FOR POSSIBLE ACTION***

COA Secretary Shields stated the property owner is requesting that the \$200 be waived from the original fine. The \$200 would be the \$25 a month for 8 months.

Corey Robertson and Consuela Archuleta were present at the meeting. They stated that her father owns the property and the mail is sent to him and he never received the letter. He called

the office and requested that the mail be sent to the property address. They will pay the \$100 fine but are requesting that the late fees be waived.

Member Parker stated that she doesn't think it is negligence on the property owners.

Member Parker moved/Member Hesterlee seconded to waive the \$200 in late fees and that the property owners only pay the \$100 fine. Motion carried (4-0) Vice Chair Banuelos absent.

4. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REVERSE THE MONTHLY FEES THAT HAVE ACCRUED FROM A COA FINE FOR PROPERTY LOCATED AT 300 SPRINGFIELD PKWY (305-001-001). *FOR POSSIBLE ACTION*

COA Secretary Shields stated the property owner is requesting that the \$300 be waived from the original fine. The \$300 would be the \$25 a month for 12 months.

The property owner was not present at the meeting.

Member Sisk moved/Chair Holland seconded to waive the \$300 in late fees. Motion carried (4-0) Vice Chair Banuelos absent.

5. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF EXCESSIVE BRUSH/WEEDS OR DEAD TREES/SHRUBS, NOXIOUS WEEDS AT 684 SPRING CREEK PKWY (106C-005-013). *FOR POSSIBLE ACTION*

COA Secretary Shields stated the property owner has been in violation since May 2019. Emails and texts were sent to inform PO that after they sprayed, the weeds needed to be taken down. No response on either form of communication.

The property owner was not present at the meeting.

Chair Holland moved/Member Parker seconded to uphold the \$200 fine and refer the property at 684 Spring Creek Pkwy to the Board of Directors for further action. Motion carried (4-0) Vice Chair Banuelos absent.

6. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF EXCESSIVE BRUSH/WEEDS OR DEAD TREES/SHRUBS, NOXIOUS WEEDS AT 755 DEVON DRIVE (401-014-009). *FOR POSSIBLE ACTION*

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

The property owner was not present at the meeting.

Chair Holland moved/Member Sisk seconded to uphold the \$200 fine and refer the property at 755 Devon Drive to the Board of Directors for further action. Motion carried (4-0) Vice Chair Banuelos absent.

7. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF INOPERATIVE/UNREGISTERED/UNLICENSED VEHICLES AT 547 CROYDON DRIVE (101-003-038). *FOR POSSIBLE ACTION*

COA Secretary Shields stated the property owner has been in violation since June 2019. There has been no contact from PO. In August a review was done and truck was covered. Cover has since come off and a letter was sent to re-cover or move truck.

The property owner was not present at the meeting.

Member Parker moved/Chair Holland seconded to uphold the \$200.00 fine and refer the property at 547 Croydon Drive to the Board of Directors for further action. Motion carried (4-0) Vice Chair Banuelos absent.

8. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF EXTERIOR CONDITION OF STRUCTURES AT 412 EDGEBROOK WAY (106B-006-036). *FOR POSSIBLE ACTION*

COA Secretary Shields stated the property owner has been in violation since July 2018. There was contact from property owner on August 30, 2018, she called and she is trying to find someone to get the roof done. She has the material she just needs the help getting it done as she just had a hip replacement. Property owner then called again on October 29, 2018, she is trying to find someone to help with her roof. She has the material but cannot get on the roof to get it done herself. She just had a second hip replacement. Property owner sent email January 14, 2020, in regards to the meeting that I was invited to for tonight, unfortunately due to my chemotherapy I will not be able to attend. I attempted to get assistance and quotes for the repair work on the roof including getting information from the association itself. The lowest bid I received was for \$12,000. I'm currently trying my hardest to work with a hardship program to help me save the house and I am aware of the condition. I apologize but at this time I am unable to resolve the issue in a prompt manner. I assure you that I am working on the issue to the best of my ability.

The property owner was not present at the meeting.

Member Hesterlee moved/Member Sisk seconded to uphold the \$200.00 fine and give the property owner until June 1, 2020 to complete the repairs otherwise it will go to the Board of Directors for further action. Motion carried (4-0) Vice Chair Banuelos absent.

9. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT AT 445 GLEN HAVEN DRIVE (107-002-022). *FOR POSSIBLE ACTION*

COA Secretary Shields stated that the property owner is requesting approval of a livestock permit for two (2) goats and one (1) alpaca.

The property owner was not present at the meeting.

Member Sisk moved/Member Parker seconded to approve the livestock permit. Motion carried (4-0) Vice Chair Banuelos absent.

10. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT AT 487 LAWDALE DRIVE (103-006-093). *FOR POSSIBLE ACTION*

COA Secretary Shields stated that the property owner is requesting approval of a livestock permit for three (3) sheep.

The property owner was not present at the meeting.

Member Sisk moved/Chair Holland seconded to approve the livestock permit. Motion carried (4-0) Vice Chair Banuelos absent.

UNFINISHED BUSINESS

11. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A 10 FOOT VARIANCE AT 530 GALLINAS DRIVE (301-002-017). *FOR POSSIBLE ACTION*

COA Secretary Shields stated the property owner is requesting approval of a variance of 10 feet to the side property line.

Scott Nunez was present at the meeting. He stated that he is asking for 10 feet of the 20 foot setback.

Member Hesterlee asked about access for emergency personnel if something were to happen on property.

Scott Nunez stated that the whole right side of his property is open and they can access from that side.

Member Hesterlee moved/Member Parker seconded to approve the variance and that vehicle access is maintained on the right side of the property. Motion carried (4-0) Vice Chair Banuelos absent.

12. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF INOPERATIVE/UNREGISTERED/UNLICENSED VEHICLES, STORAGE OF TOOLS AND TRASH AND IMPROVEMENT STANDARDS AT 353 TRES CARTES AVE (201-009-052). *FOR POSSIBLE ACTION*

COA Secretary Shields stated that the property owner has been in violation since February 2018. There had been no contact from property owner until 11/22/2019. Property owner called and stated he hasn't heard from renter and to do what we have to on our end. Renter called on

12/5/2019, was informed to attend the COA meeting. This agenda item was on the December 10, 2019 meeting. COA voted to give renter a month to schedule a property visit with a committee member and COA Secretary Shields. A property visit was scheduled and a list was made of items renter needed to get taken care of.

Jeremy Smith (renter) was present at the meeting. Jeremy Smith stated that he will have the deck fixed, back fence fixed, car, truck and the dogs moved to the back by the end of February. The rest of the list that was presented will be done by the end of May.

Member Parker moved/Member Sisk seconded to a two (2) part motion. 1. The three vehicles in question will either be removed, two removed and one covered or they all be licensed by the end of February 2020. 2. Rest of items they will give until the end of May 2020 to get taken care of. If all items are not completed by that time frame given the property will be referred to BOD for further action. Renter must stay in contact with SCA COA Secretary Shields once an item has been completed. Motion carried (4-0) Vice Chair Banuelos absent.

**13. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF IMPROVEMENT STANDARDS AT 493 PINE KNOT DRIVE (202-018-079).
FOR POSSIBLE ACTION**

COA Secretary Shields stated the property owner has been in violation since July 2019. Property owner contacted the office on December 2, 2019, she stated that her husband got diagnosed with leukemia in March and she hasn't been home to look through her email between trips to SLC and Vegas for treatment. She did speak with the renters and they are going to get it taken care of this month. I explained the best thing she could do was to send an email with an explanation of what is going on and I can present that to the COA at the meeting and most likely they will give an extension. This agenda item was on the agenda for December 10, 2019. COA voted to give property owner one month to get the violation taken care of. After review on January 10, 2020 the property is not in compliance.

The property owner was not present at the meeting.

Chair Holland moved/ Member Parker seconded to uphold the \$200.00 fine and refer the property at 493 Pine Knot Drive to the Board of Directors for further action. Motion carried (4-0) Vice Chair Banuelos absent.

**14. 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.

**15. APPROVE MINUTES FROM THE DECEMBER 10, 2019 COA REGULAR MEETING.
FOR POSSIBLE ACTION**

Chair Holland moved/ Member Hesterlee seconded to approve the December 10, 2019 COA Regular Meeting Minutes with correction to #17 in the minutes. Member Hesterlee voted against and did not abstain. Motion carried (4-0) Vice Chair Banuelos absent.

16. APPROVE COMMITTEE OF ARCHITECTURE REVENUE AND VIOLATION REPORTS FOR DECEMBER 2019. *FOR POSSIBLE ACTION*

Member Parker moved/ Member Hesterlee seconded to approve the Committee of Architecture Revenue and Violation Reports for December 2019. Motion carried (4-0) Vice Chair Banuelos absent.

17. 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.

18. THE NEXT REGULAR MEETING OF THE COMMITTEE OF ARCHITECTURE IS SCHEDULED FOR TUESDAY, FEBRUARY 11, 2020 AT 5:30 PM.

NON-ACTION ITEM

19. ADJOURN MEETING

The meeting adjourned at 7:10 p.m.