



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association Committee of Architecture
Monday, February 8, 2020, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

CALL TO ORDER: Chair Holland called the meeting to order at 5:30 PM noting there were individuals who called in on the phone (zoom) line.

ROLL CALL

PRESENT: Chair Jill Holland, Vice-Chair Cassandra Banuelos and Elex Vavrick

ABSENT: Stephanie Sisk and Kevin Martindale

STAFF MEMBERS PRESENT: SCA Vice President Kerr, COA Secretary Cromwell and Kristine Austin-Preston (via Zoom)

CORPRATE ATTORNEY: Katie McConnell

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 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

NO ACTION MAY 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 offered

NEW BUSINESS

- 1.1 Review, discussion, and possible action to approve a Commercial Sign Permit for the Elko Federal Credit Union, at **580 Spring Valley Court., (Tract 201, Block 004, Lot 006).**

FOR POSSIBLE ACTION

No public comments.

Chair Holland moved/Vice Chair Banuelos seconded to approve the Commercial Sign permit as Presented. Motion carried (3-0)

- 1.2 Review, discussion, and possible action to approve a livestock permit for two (2) dairy goats at **457 Parkridge Pkwy, (Tract 401, Block 007, Lot 024) – 2.2 ACRES.**

FOR POSSIBLE ACTION

No public comments.

Vice Chair Banuelos/Chair Sisk seconded to approve the livestock permit. Motion carried. (3-0)

PROPERTY VIOLATIONS

- 2.1 Review, discussion, and possible action regarding a property violation of COA Rule and Regulation #25 Nuisance at **971 ALPINE DRIVE, (Tract 402, Block 010, Lot 005).**

FOR POSSIBLE ACTION

Secretary Cromwell stated that a nuisance complaint was filed with the SCA. Currently the PO is in violation for placement of livestock and their structure. PO was denied a livestock permit in 2020.

PO Trevor Spear was present and said that the property is for sale, he is moving, and the animals are gone.

VP Kerr stated this is an open case and Elko County Sheriff can not comment at this time.

No Public Comment.

Vice Chair Banuelos/Member Vavrlick motioned to table the violation and bring back to the April meeting for an update. Motion carried. (3-0)

COA RULES AND REGULATIONS

- 3.1 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 second reading.

FOR POSSIBLE ACTION

Public Comment:

PO Paula Taylor questioned what the second reading means.

VP Kerr stated the second reading would mean the committee could vote then to change the rule as presented.

Chair Holland/Vice Chair Banuelos seconded to approve the second reading as presented. Motion carried. (3-0)

- 3.2 Review, Discussion, and possible action to approve the second reading of the new COA Rule 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.*

No Public Comment.

Chair Holland/Vice Chair Banuelos motioned to approve the seconded reading as presented. Motioned Carried. (3-0)

- 3.3** Review, discussion, and possible action to approve the second reading of modification to the COA Rules and Regulations #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

Member Vavrick stated that he would like to see more time than the 12 hours.

Chair Holland stated that the 12 hours was directly from the DORs.

No Public Comment

Vice Chair Banuelos/Chair Holland seconded to approve the first reading as presented. Motion carried. (3-0)

- 3.4** 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. This is the first reading.

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 (rabbits) 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

Chair Holland stated that the DORs need to be worked on and went through before we discuss this rule.

Member Vavruck stated that it should be simple for members to figure out and more spelled out with more research.

Corporate Attorney McConnell suggested bringing the rule back and reviewing to be consistent on changes and rulings.

Vice Chair Banuelos/Member Vavruck seconded to take no action. Motion carried. (3-0)

4. WORKSHOP AND ORIENTATION BY KATIE MCCONNELL, INCLUDING PRESENTATION AND DISCUSSION ON THE FOLLOWING AREAS: OPEN MEETING LAW, CODE OF CONDUCT, GOVERNING DOCUMENTS, RULES AND REGULATIONS, ROBERTS RULES OF ORDER AND MATTERS RELATED THERETO.

NON-ACTION ITEM

Agenda item was postponed.

LEGAL REPORT

5. Review and discussion regarding the monthly update on property violations turned over to McConnell Law per SCA Board approval. **NON-ACTION ITEM**

The Committee was provided the SCA/COA Legal Account Status Report.

No public comment was offered.

APPROVAL OF MINUTES

6. Approval of minutes from the January 8, 2021 COA regular meeting.

FOR POSSIBLE ACTION

Chair Holland moved/Member Vavruck seconded to approve the minutes. Motion Carried. (3-0)

REPORTS

- 7.1 Approve Committee of Architecture Revenue Report for January 2021.

FOR POSSIBLE ACTION

Chair Holland/Vice Chair Banuelos seconded to approve the January 2021 COA revenue reports as presented. Motion carried (3-0).

- 7.2 Approve Committee of Architecture Occupancy Report for January 2021.

Member Vavrick/Vice Chair Banuelos seconded to approve the occupancy report as presented. Motion Carried. (3-0)

- 7.2 Approve Committee of Architecture Violation Report for January 2021.

FOR POSSIBLE ACTION

Chair Holland moved/Vice Chair Banuelos seconded to approve the violation reports for January 2021 as presented. Motion carried (3-0).

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. THE NEXT REGULAR MEETING OF THE COMMITTEE OF ARCHITECTURE IS SCHEDULED FOR MONDAY, MARCH 8, 2021 AT 5:30 PM.

NON-ACTION ITEM

10. ADJOURN MEETING

The meeting was adjourned at 6:36 pm.