



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association Committee of Architecture
Tuesday, July 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, Stefanie Sisk

ABSENT: Vice Chair Cassandra Banuelos

STAFF MEMBERS PRESENT: SCA President Bahr, SCA Vice President Kerr, SCA Secretary/Treasurer Austin-Preston

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.

Christie Roe, 969 Alpine Drive, commented about dogs barking and a vehicle running next door and provided a log of disturbances and has attempted to talk to the neighbor. Animal control was called regarding the dogs chasing them. Officer Smith, Animal Control Officer, was present and had contact with the victim and property owner. The dogs have been removed that were causing issues and aggressive. She has issued a citation for the dogs running at large

Trevor Spear, the neighbor at 971 Alpine was present and stated that the truck is not idling all the time and the only person he has spoken to about the dogs was Officer Smith. He stated the dogs are only in the kennel when they are not home.

UNFINISHED BUSINESS

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

VP Kerr stated that this item was on the agenda in May 2020 and the property owner was given until July for the property owner to gather more information.

Rebecca Nahnacassia was present via telephone. She stated that she has gotten rid of the vehicle. She has a plan for the shed to tear half of it down and use the wood to complete the other side. She is still working on getting help to pay and repair the roof.

Member Parker requested a specific timeline.

Rebecca stated that she could have it done by the September meeting.

VP Kerr commented on the continual issues at the property since 2016 and suggests setting specific dates for completion.

Rebecca stated that she has contacted Habitat for Humanity and private parties to help with her shed and roof. She also requested information on past violations. VP Kerr provided dates and previous violations.

President Bahr suggested contacting churches that may have contact with contractors and staff could send a list to her of potential help.

There was further discussion on the unsightly items on the property.

No public comment was offered.

Member Sisk moved/Member Parker seconded for Violation #1 – move to the September meeting for an update on the roof, Violation #2 close the violation for the vehicle since it has been removed, Violation #3 the owner plans to tear down ½ and make the shed smaller and have completed by the end of August and look for an update at the September meeting, Violation #4 unsightly items closed as it has been cleaned up and continue to uphold the fine for \$200 until further information for the roof and shed in September. Motion carried (4-0). Vice Chair Banuelos absent.

2. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF DOMESTIC ANIMALS/DOGS/CATS AT 320 OAKMONT DRIVE (402-001-056).

FOR POSSIBLE ACTION

Officer Smith stated that there are no signs of feral cats on the property. She had spoken to the property owner, Dave Fish, and the property owner was present at the meeting and states there is no issue with cats at this time.

President Bahr provided information on the Elko Feline Fix Project.

It was discussed that the violation seems to be corrected and that the fine had already been imposed previously

No public comment was offered.

Member Parker moved/Member Hesterlee seconded to close the violation as the Property Owner has come into compliance and reduce the fine to \$100. Motion carried (4-0), Vice Chair Banuelos absent.

3. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT AT 890 BRONCO DRIVE (403-003-020).

FOR POSSIBLE ACTION

Property owner is requesting a livestock permit for 3 goats.

Member Parker stated that the yard is fenced and it was further clarified that the goats would be in the back of the property per the plot plan included.

No public comment was offered.

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

4. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE HOME OCCUPATION PERMIT AT 767 DEVON DRIVE (401-014-011).

FOR POSSIBLE ACTION

Daphne Gurley is requesting a home occupation permit as a Cosmetologist. She stated that it would only be one client in the time and there would be no outside evidence of the business. She further stated that she has plenty of off-street parking available. She requested information on possible signs.

No public comment was offered.

Member Hesterlee moved/Member Sisk seconded to approve the home occupation permit as submitted. Vote (4-0) Vice Chair Banuelos absent.

5. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A TEMPORARY RESIDENCE IN A TRAVEL TRAILER AT 535 SPRING VALLEY PLACE (201-003-009).

FOR POSSIBLE ACTION

VP Kerr introduced the item that the property owners are requesting an extension to reside in an RV until the end of August.

Crystal Cantu, daughter, was present and explained to the Committee that building on the home has been delayed due to the COVID-19 pandemic. They are making progress and hope to be able to move out to the property in August.

The Committee had originally approved residence in the travel trailer until the end of June.

No public comment was offered.

Member Parker moved to extend until the end of August with review by the September meeting with that being the longest we will allow this trailer to remain on the property.

The motion was amended to include a new permit will be issued for the remainder of the time allowed until the end of August with compliance by the September meeting.

The motion failed for lack of second.

Member Parker moved/Member Sisk seconded to extend the residence in a travel trailer to the end of August with compliance by the September meeting. If they wish to stay longer, a new permit would have to be issued and come before the Committee. Motion carried (4-0), Vice Chair Banuelos absent.

6. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A TEMPORARY RESIDENCE IN A TRAVEL TRAILER AT 500 LYNX DRIVE (202-019-010).

FOR POSSIBLE ACTION

VP Kerr stated the property owner is requesting a permit for her mother's RV to stay on her property for 1 year.

Katie Schlaffman was present via phone. She stated that the trailer will be placed behind the garage. She stated that there is a septic system installed on their property for RV use.

There was further discussion on whether the septic system for RV use is allowed through the health department.

No public comment was offered.

Member Hesterlee moved/Member Parker seconded to approve a temporary residence permit for a term of only 6 months and verification that the septic meets health codes. Motion carried (4-0) Vice Chair Banuelos absent.

7. REVIEW AND DISCUSSION REGARDING MONTHLY UPDATE ON PROPERTIES AT MCCONNELL LAW.

NON-ACTION ITEM

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

Chair Holland requested information on accounts that we would work with a realtor for cleanup. It was clarified that the properties cannot close when there is a violation or lien on the property and they will work to get those items cleared.

Member Parker requested additional information on the continued violations for Robert Brown and Kathryn Bales.

No public comment was offered.

8. APPROVE MINUTES FROM THE JUNE 9, 2020 COA REGULAR MEETING.
FOR POSSIBLE ACTION

The minutes were not available for the Committee. They will be on the August meeting for approval.

No public comment was offered.

Member Hesterlee moved/Member Sisk seconded to table the June 9, 2020 COA Regular Meeting Minutes. Motion carried (4-0) Vice Chair Banuelos absent.

9. APPROVE COMMITTEE OF ARCHITECTURE REVENUE AND VIOLATION REPORTS FOR JUNE 2020.
FOR POSSIBLE ACTION

No public comment was offered.

Member Parker moved to table the Committee of Architecture Revenue and Violation Reports for June 2020.

Motion failed for lack of second.

Member Parker moved/Member Hesterlee seconded to table the COA Revenue reports until the August meeting and approve the Violation reports. Motion carried (4-0), Vice Chair Banuelos absent.

10. PUBLIC COMMENT

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ACTION SHALL NOT BE TAKEN

President Bahr clarified staffing changes to help coordinate the COA in the future.

President Bahr discussed OHV use and that the Committee can make rules specifically pertaining to use on individual properties but they cannot make rules for use on the roads as the Board voted to allow use on the roads.

It was discussed that there could be more public outreach to clarify the rules and the Committee could provide proposals to the Board for their suggestions on how to help them work through the violation issues.

President Bahr asked the Committee to provide information for an upcoming property owner video of any issues or reminders they would like included.

No comments by the general public.

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

NON-ACTION ITEM

12. ADJOURN MEETING

The meeting adjourned at 7:01 p.m.