



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

Spring Creek Association Committee of Architecture

Tuesday, September 11, 2018, 5:30 PM, PST

Fairway Community Center Meeting Room

401 Fairway Blvd, Spring Creek, Nevada

**PRESENT:** Chair Jill Holland, Vice Chairperson John Featherston, Members: Diane Parker, Brien Park and Cassandra Banuelos

**STAFF MEMBERS PRESENT:** SCA President Bahr, SCA Treasurer Austin-Preston

**CALL TO ORDER:** Chair Jill 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.

## **UNFINISHED BUSINESS**

**1. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF STORAGE OF TOOLS AND TRASH AT 456 GYPSUM DRIVE (202-025-003).  
FOR POSSIBLE ACTION**

Treasurer Austin-Preston stated the property owner was on the August 14, 2018 COA agenda and was referred to the Board of Directors for further action. The Board of Directors voted to refer the property back to the COA as it was their opinion the property was in better condition than when the original violation was sent to the property owner.

Member Park moved/Vice Chair Featherston seconded to table the item to allow further examination of the property at 456 Gypsum Drive. Motion carried (5-0).

**2. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF INOPERATIVE/UNREGISTERED/UNLICENSED VEHICLES AT 454 JASPER DRIVE (202-018-038).  
FOR POSSIBLE ACTION**

Treasurer Austin-Preston stated the property owner has been in violation since February 2018. There had been no contact from the property owner until August 6, 2018 when they called and stated they moved the vehicle behind the shed. It was explained the vehicle has to be out of sight or covered and out of sight. This property was on the August 14, 2018 COA agenda. The COA voted to uphold the fine and give the property owner until the September 11, 2018 COA meeting to have the vehicle in compliance. There has been no further contact from the property owner.

Vice Chair Featherston moved/Member Banuelos seconded to uphold the \$200.00 fine and refer the property at 454 Jasper Drive to the Board of Directors. Motion carried (5-0).

## **NEW BUSINESS**

**3. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF INOPERATIVE/UNREGISTERED/UNLICENSED VEHICLES AT 819 OAK CREEK LANE (402-010-048).  
FOR POSSIBLE ACTION**

Treasurer Austin-Preston stated the property owner has been in violation since May 2018. There has been no contact from the property owner. This property was in violation for the same vehicles in 2017. The violation was closed when car was covered and the truck was removed from the driveway. Currently, the car is uncovered and the truck is back in the driveway.

Vice Chair Featherston moved/Chair Holland seconded to refer the property at 819 Oak Creek Lane to the Board of Directors and uphold the \$200.00 fine. Motion carried (5-0).

**4. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF INOPERATIVE/UNREGISTERED/UNLICENSED VEHICLES AND STORAGE OF TOOLS AND TRASH AT 465 SPRING VALLEY PKWY (202-035-007). FOR POSSIBLE ACTION**

Treasurer Austin-Preston stated the property owner has been in violation since May 2017. There was contact with the property owner on December 4, 2017 and the property owner stated he would be coming into town to look at the property and would then come by the office. On December 6, 2017, the property owner came into the office and stated the Ford Ranger is inoperative and will need to be covered, the gray Ford is licensed and they will be sending over a copy of the registration. He came into the office with pictures and was told the only things that need to be cleaned up are the items in-between the shed and the house. He stated he would call the office once this was completed. COA Secretary Shields spoke with the property owner in the middle of August in regards to the property. The property owner requested that the association move forward with sending the property to the COA. This is a rental property and he will handle everything once it goes to legal as there are more than just COA violations.

Member Park moved/Member Banuelos seconded to refer to the property at 465 Spring Valley Parkway to the Board of Directors and uphold the \$200.00 fine. Motion carried (5-0).

**5. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF FENCE AND WALLS AND EXCESSIVE BRUSH WEEDS OR DEAD TREES/SHRUBS, NOXIOUS WEEDS AT 571 BOND DRIVE (202-017-015). FOR POSSIBLE ACTION**

No action was taken.

**6. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF INOPERATIVE/UNREGISTERED/UNLICENSED VEHICLES AT 282 NORTHGLENN DRIVE (106B-004-011). FOR POSSIBLE ACTION**

Treasurer Austin-Preston stated the property owner has been in violation since March 2018. There has been no contact from the property owner.

Member Parker moved/Member Park seconded to uphold the \$200.00 fine and refer the property at 282 Northglen Drive to the Board of Directors. Motion carried (5-0).

**7. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF BUILDING EXTERIOR AT 916 SPRING VALLEY PKWY (202-029-021). FOR POSSIBLE ACTION**

Treasurer Austin-Preston stated the property owner has been in violation since April 2017. On June 12, 2017, the property owner called and sent an email and asked for more time. On August 28, 2018 the property owner called and stated he didn't realize he needed to contact the office. He is not able to attend the meeting but stated he would email a letter. An email was received. As of this date the sheds are re-roofed and painted.

Vice Chair Featherston moved/Member Banuelos seconded to reduce the fine to \$100.00 and close the violation at 916 Spring Valley Parkway. Motion carried (5-0).

**8. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF BUILDING EXTERIOR AND INOPERATIVE/UNREGISTERED/UNLICENSED VEHICLES AT 394 DOVE CREEK PLACE (201-003-044). *FOR POSSIBLE ACTION***

Treasurer Austin-Preston stated the property owner has been in violation since March 2018. There has been no contact with the property owner.

Member Parker moved/Vice Chair Featherston seconded to refer the property at 394 Dove Creek Place to the Board of Directors and uphold the \$200.00 fine. Motion carried (5-0).

**9. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A PROPERTY VIOLATION OF DOMESTIC ANIMALS/DOGS/CATS FOR A NUISANCE AT 579 SPRING CREEK PKWY (101-002-042). *FOR POSSIBLE ACTION***

Treasurer Austin-Preston stated the property owner was in violation for the same thing in February. Animal Control has been in contact with the Spring Creek Association on multiple occasions regarding the situation. The property owner's dog keeps getting out. They fixed the fence but that only lasted for a couple of months. Most recently, the dog was held until Animal Control spoke with the owner. The last time this was on the agenda the Board of Directors voted to refer it back to COA and the COA voted to uphold the fine. The fine has not been paid to date.

Chair Holland moved/Vice Chair Featherston seconded to uphold the \$200.00 fine and refer the property at 579 Spring Creek Parkway to the Board of Directors. Motion carried (5-0).

**10. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FOR CONDITIONAL USE AT 330 SPRING VALLEY PKWY (201-008-005). *FOR POSSIBLE ACTION***

Treasurer Austin-Preston stated the property owner is requesting approval of a conditional use permit to purchase and sell vehicles, trailers or boats, sheds for sale or rent, and farmers market (seasonal) and flea market events (seasonal). Responses from property owners were provided in the COA packets.

Property owner Jim Jefferies was present and stated the item is self-explanatory per the application submitted.

It was noted that the application has a list of things and is not specific as to which conditional use he is applying for.

President Bahr explained that the application has to list one thing, and if items are to be sold they must be enclosed in a building.

Vice Chair Featherston read from the Declaration of Reservations what is allowed in the C2 zone.

It was noted the request needs to be revised to state one (1) conditional use.

No action was taken. It was noted that staff would determine if the fee would be refunded to the property owner.

**11. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A HOME OCCUPATION PERMIT AT 935 HARDROCK PLACE (403-015-012) *FOR POSSIBLE ACTION***

Treasurer Austin- Preston stated the property owner is requesting approval of a home occupation permit.

Member Banuelos moved/Vice Chair Featherston seconded to approve the home occupation permit at 935 Hardrock Place. Motion carried (5-0).

**12. REVIEW AND DISCUSSION REGARDING COA RULE #9 PAGE#5 CULVERTS TO ADD OR CHANGE WORDING ON RULE. *NON-ACTION ITEM***

Treasurer Austin-Preston stated we have recently updated our ROW permit and building application to include details for culverts. The current rule states: Minimum twelve (12) inch culvert is required for lot development. There are no other requirements for driveways. This wording needs to change to include the new wording with the ROW permit and Building application.

Member Parker suggested changing the COA rule #9, page #5 to state:

Culverts, Roads, Driveways and ROWs: Minimum twelve (12) inch culvert is required for lot developing. These items include reconstruction of the road side drainages, driveway repairs, shoulders, slopes, Spring Creek facilities, culverts, etc. These may include bringing the items listed previously back up to standards and not the condition they are in at the time construction began.

Vice Chair Featherston suggested that a statement be added to the end of the permit that states:

All items within the ROW permit must prove to be addressed in a satisfactory manner or the permit will be held.

Member Banuelos suggested the following wording to the permit:

All items within ROW permit must be met or the permit will be revoked.

**13. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ACCEPT BRIEN PARK'S RESIGNATION AS A MEMBER OF THE COA AND TO ADVERTISE FOR VACANT POSITION. *FOR POSSIBLE ACTION***

Member Park made closing statements. He was thanked for his service on the COA.

Vice Chair Featherston moved/Member Parker seconded to accept the resignation of Brien Park as a member of the COA and to advertise for the vacant position. Motion carried (5-0).

**14. REVIEW AND DISCUSSION REGARDING MONTHLY UPDATE ON PROPERTIES AT COPENHAVER & MCCONNELL, P.C. *NON-ACTION ITEM***

Treasurer Austin-Preston provided the SCA/COA Legal Account Status Report for the COA members to review. It was noted that the property at 441 Cedarlawn was confirmed to be in compliance.

Discussion ensued among the committee members.

**15. APPROVE MINUTES FROM THE AUGUST 14, 2018 COA REGULAR MEETING. *FOR POSSIBLE ACTION***

Chair Holland moved/Member Parker seconded to approve the August 14, 2018 COA regular meeting minutes. Motion carried (5-0).

**16. APPROVE COMMITTEE OF ARCHITECTURE REVENUE AND VIOLATION REPORTS FOR AUGUST 2018. *FOR POSSIBLE ACTION***

Member Parker moved/Chair Holland seconded to approve the Committee of Architecture Revenue and Violation Reports for August 2018. Motion carried (5-0).

**17. PUBLIC COMMENT**

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***ACTION SHALL NOT BE TAKEN***

No public comment was received.

- 18. THE NEXT REGULAR MEETING OF THE COMMITTEE OF ARCHITECTURE IS SCHEDULED FOR TUESDAY, OCTOBER 9, 2018 AT 5:30 PM.**

***NON-ACTION ITEM***

- 19. ADJOURN MEETING**

The meeting adjourned at 6:42 p.m.