



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

Spring Creek Association Committee of Architecture  
Monday, July 12, 2021, 5:30 PM, PST  
Fairway Community Center Meeting Room  
401 Fairway Blvd, Spring Creek, Nevada

**CALL TO ORDER:** Vice Chair Holland called the meeting to order at 5:30 PM noting there were no individuals who called in on the phone (zoom) line.

### **ROLL CALL**

**PRESENT:** Chair Jill Holland, Elex Vavrck, Kevin Martindale

**ABSENT:** Vice Chair Cassandra Banuelos and Stephanie Sisk (at Role) Stefanie Sisk entered at 5:33PM

**STAFF MEMBERS PRESENT:** SCA Vice President Kerr, COA Secretary Cromwell and Kristine Austin-Preston

**CORPRATE ATTORNEY:** Katie McConnell via Zoom

### **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.

PO Brenda Horton was there and wanted to get a business sign approved. COA Secretary Cromwell explained to her she would need to turn it into the office so it could be put on the agenda. Po will turn it in to the office to be placed on the August 9<sup>th</sup> agenda.

## NEW BUSINESS

- 1.1 Review, discussion, and possible action to approve a Home Occupation Permit for Rifle Repairs at **776 Alpine Dr (Tract 403, Block 003, Lot 043)**.

### ***FOR POSSIBLE ACTION***

PO Les Callender commented he has been doing it out of his shop since 2017. He said he went to renew his FFC and was told that he needed to get a permit with the HOA.

Attorney McConnell stated that if he was to do business out of the home with the picking up and dropping off from the home it would be a Home Occupation. If the business was being done in the shop it would be considered commercial.

Member Martindale asked if the office was in the home and would the invoicing be done from the home. He mentioned that they could put conditions that items would need to be picked up and dropped off at the home.

PO mentioned that he could tell people they would need to pick up and drop off at the house, but people do like to go to the shop to talk to him. He is willing to put a safe in the house and make the changes of the drop and pick to be in the home.

Chair Holland motioned/Member Vavrick seconded to approve the Home Occupation permit with the condition that picking up and dropping off would be in the home. Motion carried. (4-0)

No public comments.

- 1.2 Review, discussion, and possible action to approve an occupancy in a travel trailer for longer than two (2) consecutive weeks **441 Tiffany Dr (Tract 202, Block 029, Lot 011)**

### ***FOR POSSIBLE ACTION***

PO Karen Acord was present and explained her son had lost his job since COVID. She moved him and his family into her camper out front to help them until they find a house. They are looking for a house right now but need some more time.

No public comment.

Member Varick moved/Member Martindale seconded to approve for the PO to let her son live in the trailer as long as there is no cooking in the trailer and no dumping of the waste on the property and to come back to the September 13, 2021, COA meeting with an update. Motion carried. (4-0)

## OLD BUSINESS

- 2.1 Review, and possible action to approve the first reading of modification to the COA Rules and Regulations #5 Accessory/Auxiliary placement/setbacks/number of:

**Part A:** No accessory/auxiliary structures are allowed in front of the house and accessory/auxiliary placement must adhere to property line setback requirements unless a variance is requested and approved but the COA.

Proposed languages as follows:

**PART A:** No accessory/auxiliary structures are allowed in front of the house and accessory/auxiliary placement must adhere to property line requirements. Any deviation from this rule may be presented before the COA for consideration. Upon review the COA require the property owner to apply for a Variance.

**PART B:** The number of accessory/auxiliary buildings can be limited by COA based on factors such as: plot/topographic map detail, acreage available, number of existing structures on property, livestock, pictures, documents, or other limiting factors.

### ***FOR POSSIBLE ACTION***

Chair Holland suggested that we add the word documents to PART B.

No Public Comment

No action was taken.

- 2.2 Review, discussion, and possible action to approve a Home Occupation Permit for personal Protection training, consulting and gunsmithing at **569 Cripple Creek Dr. (Tract 402, Block 011, Lot 014)**

### ***FOR POSSIBLE ACTION***

Vice President Kerr commented that this home occupation permit was being brought back because the PO was not present at the last meeting to answer questions. The PO has also

amended his permit. He took off the gunsmithing and sales. She mentioned that if the PO was to have the classes in his shop it would not be okay, but in his den within the dwelling would be okay.

Attorney McConnell mentioned that if the classes took place in the shop, it would be more of a Commercial business and not a Home Occupation. If the classes were to take place within the dwelling that would be a Home Occupation.

PO Alan Woodburn commented that it would be classes for personal protection and no sales would take place. He takes his clients to the Elko shooting range and has been in the business for 21 years. People would come and he would show videos to maybe 4-8 people. He wants to teach in Spring Creek and has an establishment in Sparks for gunsmithing and sales.

Member Martindale motioned/Member Vavruck seconded to approve. Motion carried. (4-0)

- 2.3** Review, discussion, and possible action regarding property violations of the COA Rule and Regulations #12 Inoperative/Unregistered/Unlicensed Vehicles, DORs #15 Storage of Tools and Trash and A-1 Improvement Standards at **353 Trescartes Ave, (Tract 201- Block 009, Lot 052).**

***FOR POSSIBLE ACTION***

COA Secretary Cromwell commented that Jeremy had contacted her and was still working on the cleanup and fence.

No Public Comment

Member Martindale moved/Member Vavruck seconded to have COA Secretary reach out to the renter Jeremy Smith and have him come back to the August 9, 2021, meeting with an update. Motion carried. (4-0)

**VIOLATIONS**

- 3.1** Review, discussion, and possible action regarding property violations of COA Rules and Regulations Item #12 Inoperative/Unregistered/Unlicensed Vehicles and DOR #15 Storage of Tools and Trash at **437 Trescartes Ave. (Tract 202 – Block 028 – Lot 009)**

***FOR POSSIBLE ACTION***

PO Gary Link stated that his granddaughter is living there, and he didn't realize it had gotten so bad. He went to the property and told his granddaughter they needed to get it clean up. He

will make sure it gets cleaned up and then wants to put it up for sale. He asked for more time to get the property cleaned up.

Member Martindale motioned/Cahir Holland seconded to take no action and have the PO communicate with the COA Secretary and give them two (2) months to clean up the property with no fine.

No Public Comment

- 3.2** Review, discussion, and possible action regarding property violation of COA Rules and Regulations #12 Inoperative/Unregistered/Unlicensed at **285 Knox Dr. (Tract 202 – Block 026 – Lot 009)**

***FOR POSSIBLE ACTION***

No Public Comment

Member Martindale motioned/Chair Holland seconded to uphold the fine and send to the BOD For further action. Motion carried. (4-0)

- 3.3** Review, discussion, and possible action regarding property violation of DOR #15 Storage of Tools and Trash at **505 Lynx Dr (Tract 202 – Block 018 – Lot 059)**

***FOR POSSIBLE ACTION***

No Public Comment

Chair Holland motioned/Member Sisk seconded to uphold the fine and send to the BOD For further action. Motion carried. (4-0)

- 3.4** Review, discussion, and possible action regarding property violations of COA Rules a Regulations #25 Nuisance at **920 Pemberton Dr (Tract 403 – Block 014 – Lot 059)**

***FOR POSSIBLE ACTION***

Chair Holland asked if the complaintive was present and they were not.

Lieutenant Fisher stated that the complaint has been aggressive dogs, kids throwing rocks, dogs running up to the fence and barking and dogs running at the large. He stated there have been no findings at this time.

James Miller from 920 Pemberton Dr spoke and said that the neighbors have been a problem from day one. He said most recently that the dogs did not leave his property and didn't approach the daughter. He mentioned that the dogs only bark when they are letting them know that someone is there.

Member Vavruck stated that this seemed to be getting close to more of a civil matter between neighbors.

Chair Holland agreed with Member Vavruck.

Member Martindale stated that looking at the history going back to 2017 this unfortunately seems to be a disagreement between neighbors.

Member Vavruck moved/Chair Holland seconded to dismiss the complaint. Motion carried. (4-0)

No Public Comment.

- 3.5** Review, discussion, and possible action regarding property violations of COA Rules and Regulations #29 Commercial Business Permit at **358 Spring Valley Pkwy (Tract 201 – Block 006 – Lot 003)**

***FOR POSSIBLE ACTION***

No Public Comment

Chair Holland motioned/Member Martindale seconded to table until next meeting. PO came in on August 2, 2021 and turned in permit and paid.

## **LEGAL REPORT**

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

No public comments.

## **APPROVAL OF MINUTES**

- 5.** Approval of minutes from the July 10, 2021, COA regular meeting.

***FOR POSSIBLE ACTION***

Chair Holland motioned/Member Martindale seconded to table until the August 9, 2021, meeting due to not enough time to go over.

## **REPORTS**

- 6.1** Approve Committee of Architecture Revenue Report for June 2021.

***FOR POSSIBLE ACTION***

- 6.2** Approve Committee of Architecture Occupancy Report for June 2021.

***FOR POSSIBLE ACTION***

- 6.3** Approve Committee of Architecture Violation Report for June 2021.

***FOR POSSIBLE ACTION***

Member Martindale moved/Member Vavrick seconded to approve the Committee of Architecture reports. Motion carried. (4-0)

No Public Comment.

**7. 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***

- 8. THE NEXT REGULAR MEETING OF THE COMMITTEE OF ARCHITECTURE IS SCHEDULED FOR MONDAY, August 09, 2021, AT 5:30 PM.**

**NON-ACTION ITEM**

**9. ADJOURN MEETING**

The meeting was adjourned at 7:18 pm.