

**Silver Creek Townhomes**  
**BOARD OF DIRECTORS MEETING**

held at the Silver Creek Clubhouse 1732 W 540 N St. George UT 84770

***And via Zoom link - [Click Here](#)***

**Meeting ID: 819 0508 6371      Passcode: 941309**

**Thursday April 17, 2025 | 6:30pm**

**AGENDA**

**CALL TO ORDER:** *Adam Witt, Board President*

**I. HOMEOWNERS OPEN FORUM:** *(2 minutes per lot)*

**II. BOARD BUSINESS:**

- A. Board Action:** Motion to Approve last two Board Meeting Minutes, Feb. 20, 2025 & March 20, 2025
- B. Board Action:** Ratify Action Taken Without a Meeting – Accept Balsigner Insurance Renewal Bid.
- C. Follow-up on Homeowner Concerns** – All concerns from previous meetings have been noted & addressed

**III. BOARD & ASSIGNMENT REPORTS:**

- A. IT Concerns:** *Adam Witt*
  - 1. Report on bids to provide access to the Halfway Wash Trail
  - 2. Discussion on increasing insurance deductible for homeowners
- B. ARC Requests/Report:** *Matt Schwenk*
  - 1. New ARC Requests
- C. Clubhouse & Security Concerns:** *Jeff Snow – Assignment-* Clubhouse Cleaning Contract Standards;
  - 1. Report on progress of Cleaning Contract bids
  - 2. Report on Clubhouse Cleaning Contract Standards
- D. Governance Concerns:** *Hans Kuhni*
- E. Communications Proposals:** *Bruce Lindsay*
  - 1. Parliamentarian's Minute
  - 2. May Newsletter items
- F. Social Activities:** *Carla Peay*
  - 1. Calendar of March Activities
  - 2. Other Activities
- G. Financial Report:** *Karen Hayes*
  - 1. March Financial Report
  - 2. Bids for Palm Tree work
- H. Landscape & Water Concerns:** *Neal Nuttall*
  - 1. Plum tree removal bids
  - 2. Bid for Front Entry Island beautification
  - 3. Process for closing requests made on PayHOA portal
- I. Housekeeping Items:** *Carol Stauffer*
  - 1. Garbage Can Cleaning proposal
  - 2. Current homes for sale – #16, #17, #22, #64. Soon on market – #94, #120
  - 3. Homes recently sold – #112 sold & closed; #95 under contract, #77 sold & closing by May 31

**IV. NEXT STEPS (ASSIGNMENTS):**

**MOTION TO ADJOURN:** *Adam Witt, Board President*

**NEXT SCHEDULED BOARD MEETING:** Thursday, May 15, 2025 at 6:30 pm