

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

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

**Zoom link - [Click Here](#) Meeting ID: 885 6240 6251 Passcode: 485911**

**Wednesday July 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 Board Meeting Minutes of June 18, 2025.

**B. Follow-up on previous Homeowner Concerns** – No concerns were presented at the June Homeowners Forum.

**III. BOARD & ASSIGNMENT REPORTS:**

**A. President's Comments:** *Adam Witt*

**B. Clubhouse & Security:** *Jeff Snow*

1. Clubhouse concerns
2. Security concerns

**C. Governance Concerns:** *Hans Kuhni*

1. Governance Items and Policies
2. Report on proposed Rules List

**D. Landscape & Water Concerns:** *Neal Nuttall*

1. Landscape concerns
2. Water concerns

**E. Communications Proposals:** *Bruce Lindsay*

1. Shrub Trimming Requests
2. Backyard Wall Evaluations
3. HOA Self-Management Review Discussion
4. Newsletter Topics for August

**F. Social Activities:** *Carla Peay*

1. Calendar of August Activities: Bunco – Aug. 6 @6:30, Potluck Dinner – Aug. 11 @6:00
2. Suggested follow-up in Aug. Newsletter of Board Statement re: CCR changes on HOA fee increases.

**G. Housekeeping Items:** *Carol Stauffer*

1. Unit Transfers: *Current Homes on the Market:* #17, #67, #68.  
*Sold/New Owners:* #22 – **Brandon & Rebecca Jackson (no red paddle with keys)**; #150 – Nathan & Andrea Paxman; #158 – Rob & Diane Bromley; #94 – Closes 7/25. Awaiting new owner information.
2. ***New Insurance Certificates needed by August 1<sup>st</sup> stating the required \$25,000 homeowner deductible.***

**H. Financial Updates:** *Karen Hayes*

1. Financial Update
2. 2026 Budget Recommendations

**I. ARC Requests/Report:** *Matt Schwenk*

1. Discussion/Vote on New ARC Requests: Unit 43 – Install Stair Railings; Unit 144 – Landscape Change

**IV. NEXT STEPS (ASSIGNMENTS)**

**MOTION TO ADJOURN BOARD MEETING**

**EXECUTIVE SESSION:** *(Held after the Board Meeting adjourns) Agenda: Review of Violations & Delinquencies*