

Silver Creek Townhomes
BOARD OF DIRECTORS MEETING

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

Zoom link - [Click Here](#) Meeting ID: 872 2822 0189 Passcode: 483658

Thursday August 21, 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 July 17, 2025.
- B. Follow-up on previous Homeowner Concerns** – Request made for Board members to face the attending homeowners during Board Meetings. Request made for Board to consider regulations on “Forever Lights”.

III. BOARD & ASSIGNMENT REPORTS:

- A. President’s Comments:** *Adam Witt*
 - 1. Report on available Landscape Irrigation professionals
 - 2. Request for reimbursement for damage to Unit #48
- B. Clubhouse & Security:** *Jeff Snow*
 - 1. Clubhouse concerns – Report on possible programmable locks for the Clubhouse door.
 - 2. Security concerns
- C. Governance Concerns:** *Hans Kuhni*
 - 1. Governance Items and Policies
 - 2. Report on and call for vote on proposed Rules List and Violation Letters
 - 3. Update on Certificate of Insurance & Insurance Summary documents
 - 4. Report on integrity of backyard walls of units 13-15 & 16-18.
- D. Landscape & Water Concerns:** *Neal Nuttall*
 - 1. Landscape concerns
 - 2. Water concerns
- E. Communications Proposals:** *Bruce Lindsay*
 - 1. Reported damage from sprinklers at Unit #67
 - 2. Newsletter Topics for September
- F. Social Activities:** *Carla Peay*
 - 1. Calendar of September Activities: Bunco – Sep. 2 @6:30; Potluck Dinner – Sep. 8 @6:00
 - 2. Other Activities
- G. Financial Updates:** *Karen Hayes*
 - 1. List of proposed Reserve Projects for 2026
 - 2. 2026 Budget Recommendations from each Board Member
 - 3. Walker Invoice
- H. ARC Requests/Report:** *Matt Schwenk*
 - 1. Discussion/Vote on New ARC Request: Unit #158 - request to Replace Front Door.
- I. Housekeeping Items:** *Carol Stauffer*
 - 1. Unit Transfers: *Current Homes on the Market:* #17, #68, #161, and #120
Sold/New Owners: #94 – Steven & Marilyn Bosen. #67 closing soon, Awaiting new owner information.

MOTION TO ADJOURN BOARD MEETING

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