

Silver Creek Townhomes
BOARD OF DIRECTORS MEETING

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

Zoom link - [Click Here](#) Meeting ID: 845 6607 0969 Passcode: 705658

Thursday September 18, 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 Aug.21, 2025.
- B. Follow-up on previous Homeowner Concerns** – #125 - Landscape water waste. # 55 & 65 - Neighborhood watch issues. #17 - Slow home sales & property values. #158 - Plants on Private Street entry, Request for Front Porch shade options, Palm tree rats, Request for vendor recommendations to install arched bathroom door.

III. BOARD & ASSIGNMENT REPORTS:

- A. President's Comments:** *Adam Witt*
 - 1. Report on Landscape Irrigation Specialist Interviews
 - 2. ARC Request from Unit 156 to remove Oleanders– Discussion and Vote
- B. Landscape & Water Concerns:** *Neal Nuttall*
 - 1. Landscape concerns – proposed requirement for drip system pressure regulator for Landscape change requests
 - 2. Unit 4 – buried broken irrigation line
- C. Financial Updates:** *Karen Hayes*
 - 1. Financial Report for August
 - 2. Status of 2026 Reserve Projects Recommendations sent to Karen from each Board Member
 - 3. Status of 2026 Operating Budget Recommendations sent to Karen from each Board Member
- D. Clubhouse & Security:** *Jeff Snow*
 - 1. Clubhouse concerns –
 - 2. Security concerns - Report on possible programmable locks for Clubhouse front door
- E. Governance Concerns:** *Hans Kuhni*
 - 1. Governance Items and Policies
- F. Communications Proposals:** *Bruce Lindsay*
 - 1. Report on follow-up of Walker Plumbing invoice for unit #11.
 - 2. Newsletter Topics for September
 - 3. Closing date for the outdoor pool
- G. Social Activities:** *Carla Peay*
 - 1. Calendar of Activities: Game Night – Sat. Sept. 20.
Bunco – Oct 7 @6:30; Potluck Dinner – Oct 13 @6:00
 - 2. Clarification of Budget for Clubhouse Supplies (kitchen supplies, garbage bags, paper towels, TP, etc.)
- H. Housekeeping Items:** *Carol Stauffer*
 - 1. Unit Transfers: *Current Homes on the Market:* #17, #68, #92, #161. Also #120 will soon be on the market

MOTION TO ADJOURN BOARD MEETING

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