

Silver Creek Townhomes
BOARD OF DIRECTORS MEETING

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

Zoom link - [Click Here](#) Meeting ID: 862 3074 7960 Passcode: 875168

Thursday October 16, 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 September 18, 2025.
- B.** No follow-up needed on previous Homeowners Open Forum Concerns

III. BOARD & ASSIGNMENT REPORTS:

A. President's Comments: *Adam Witt*

- 1. Report on follow-up of Walker Plumbing invoice for unit #11.
- 2. Report on water leak repair at Unit #75.
- 3. Report on Indoor Pool Room painting project.

B. Landscape & Water Concerns: *Neal Nuttall*

- 1. ARC Landscape design change requests now require Landscaper review before ACC (Board) vote.
- 2. Report on Empire Lawn care (Irrigation Specialist) 60-Day trial progress.

C. ARC Requests: *Matt Schwenk*

D. Financial Updates: *Karen Hayes*

- 1. Financial Report for September
- 2. Update of 2026 Reserve Projects Recommendations
- 3. List of Board Member Responsibilities for 2026 Budget items

E. Clubhouse & Security: *Jeff Snow*

- 1. Report on electronic strike option for lock on Clubhouse front door. *(Jeff & Hans)*
- 2. Report on Pool Lounge Chair replacement options

F. Governance Concerns: *Hans Kuhni*

- 1. Governance Items and Policies

G. Communications Proposals: *Bruce Lindsay*

- 1. Newsletter Topics for November

H. Social Activities: *Carla Peay*

- 1. Calendar of Activities:
Bunco – Nov 3 @ Clubhouse 6:00 pm; Potluck Dinner – Nov 10 @ Clubhouse 6:00 pm; Sit & Chat- Nov 12 @ Julie Gills' home (unit #43) 11:00 am

I. Housekeeping Items: *Carol Stauffer*

- 1. Unit Transfers: *Current Homes on the Market:* #13, #17, #68, #75, #92, #120, #161
- 2. Proposal: uniform procedure policy for emergency water issues.

MOTION TO ADJOURN BOARD MEETING

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