

Silver Creek Townhomes
BOARD OF DIRECTORS MEETING

Silver Creek Clubhouse - 1732 W 540 N - St. George UT 84770
Zoom link - [Click Here](#) Meeting ID: 811 9750 5462 Passcode: 095343

Thursday November 20, 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 October 16, 2025.
- B. Action Taken Without a Meeting:** Matt Schwenk made Motion via email to approve Unit 91 ARA request to paint & seal driveway, sidewalks. Motion was seconded and approved 9-0 on Oct. 22, 2025.
- C. Homeowner Open Forum Follow-up:** Unit 135 intends to submit an ARA to resod backyard and request for HOA recommendations to prevent Water drainage problems to the back wall before sod is laid.

III. BOARD & ASSIGNMENT REPORTS:

- A. President's Comments:** *Adam Witt*
 - 1. Report on Indoor Pool Room painting project
 - 2. Pool testing concerns
- B. Landscape & Water Concerns:** *Neal Nuttall*
 - 1. Final Report on Empire Lawncare (Irrigation Specialist) 60-Day trial & recommendation for 2026.
- C. ARC Requests:** *Matt Schwenk*
- D. Clubhouse & Security:** *Jeff Snow & Hans Kuhni*
 - 1. Follow-up from last Board Meeting: Report on assessment of Power Control Systems for Clubhouse security.
 - 2. Follow-up from last Board Meeting: Proposals to change "Library Room" to "Storage Room"
- E. Governance Concerns:** *Hans Kuhni*
 - 1. Discussion & Vote on **Resolution to Establish Standard Exterior Maintenance Responsibilities**
- F. Communications Proposals:** *Bruce Lindsay*
 - 1. Compliance with new State HOA Registry – Assignment
 - 2. Proposal to delete late fee for Unit #37
 - 3. Proposal for annual meeting election procedures
 - 4. Request decision and directive on deleting dated governing documents from website
 - 5. Proposal to consider (at a later date) a Vision Statement and a Mission Statement for the Board of Trustees
 - 6. Proposal to poll residents on potential repurposing areas now devoted to basketball court & green space (non-binding and for long-range planning)
 - 7. Report on directory update
 - 8. Request Newsletter Topics for December
- G. Social Activities:** *Carla Peay*
 - 1. Calendar of Activities: **Bunco – Dec 3 @ Clubhouse 6:00 pm; Community Dinner – Dec 8 @ Clubhouse 6:00 pm; Sit & Chat- Dec 10 @ Julie Gills' home (unit #43) 11:00 am**
- H. Housekeeping Items:** *Carol Stauffer*
 - 1. Status of Unit Transfers: *Current Homes on the Market:* #13, #17, #68, #75, #92, #120, #161
 - 2. Proposal for amendment to *Rule #10-Holiday Decorations* on Permanent Holiday Lights installation.
- I. Financial Updates:** *Karen Hayes*
 - 1. Status of the 2025 Budget as of November
 - 2. Finalize 2026 Budget & Clarification of Board Member Responsibilities for 2026 Budget items
 - 3. Notification to Pre-Paid Homeowners of current balance in their accounts

ADJOURN BOARD MEETING

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