

Silver Creek Townhomes
BOARD OF DIRECTORS MEETING

Silver Creek Clubhouse - 1732 W 540 N - St. George UT 84770
Zoom link - [Click Here](#) Meeting ID: 810 7558 2097 Passcode: 195254

Thursday December 19, 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 November 20, 2025.

B. Actions Taken Without a Meeting:

C. Homeowner Open Forum Follow-up: III. BOARD & ASSIGNMENT REPORTS:

A. President's Comments: *Adam Witt*

B. Financial: *Karen Hayes*

1. Current Status of the 2025 Budget
2. Finalize the 2026 Budget

C. Landscape: *Neal Nuttall*

D. ARC Requests: *Matt Schwenk*

E. Clubhouse & Security: *Jeff Snow*

F. Governance: *Hans Kuhni*

G. Communications: *Bruce Lindsay*

1. Proposal for distributing Board candidate statements
2. Specific assignments for election ballot preparation, distribution & mailing
3. Specific assignments for Annual Meeting preparation and execution
4. Confirmation of regular board meeting on January 15th
5. Vision Statement follow-up (suggest deferring discussion to a later meeting)
6. Review January Newsletter Topics

H. Social: *Carla Peay*

1. January Calendar of Activities: **Bunco – Dec 3 @ Clubhouse 6:00 pm; Community Dinner – Jan 12 @ Clubhouse 6:00 pm; Sit & Chat- (Date TBA) @ Julie Gills' home (unit #43) 11:00 am**
2. Proposal to purchase a big screen TV for clubhouse meetings and events

I. Housekeeping Items: *Carol Stauffer*

1. Status of Unit Transfers: *Current Homes on the Market:* #13, #17, #68, #92, #120, #161
2. Need for the official signed copy of the revised **Resolution to Establish Standard Exterior Maintenance Responsibilities** (as approve in the Nov. 20, 2025 minutes), for the HOA records and to be posted on the Silver Creek website.

ADJOURN BOARD MEETING

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