Silver Creek Townhomes
BOARD OF DIRECTORS MEETING
Silver Creek Clubhouse - 1732 W 540 N - St. George UT 84770
Thursday, March 19, 2026

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 last meeting.

III. BOARD & ASSIGNMENT REPORTS:

A. President's Comments: *Adam Witt*

1. Report on what documents and resolutions should be on website.

IV. Landscape & Water Concerns: *Neal Nuttall*

1. Landscape Issues: Report on watering schedule
2. Board Responsibilities: Report on governing and official documents. Also on shared drive.

V. Financial Updates: *Barb DeBry*

1. Recommendation for using Pay HOA Resale documents moving forward to buying and selling homes in SilverCreek.
2. Discuss option of changing monthly Invoice/ Due Date for PayHoa Fees to help with late fees.
3. AFCU-CD detail update
4. March update on financial status of HOA

VI. Clubhouse & Security: *Jeff Snow*

1. Clubhouse : Report on final closing of library.
2. Security: Rekey of Clubhouse

VII. Governance: *Hans Kuhni*

1. Report on Restated Bylaws.
2. Report on HOA Governing Documents
3. Project vs Owner wall

VIII. ARC : *Matt Schenk*

1. Lighting
2. ARC Requests
3. "Like for like" approval for unit 77 wall painting and replacement plants and rocks.

IX. Communications : Bruce Lindsay

1. Report on sign replacements
2. Proposal to adopt the Vision & Mission statements drafted the workforce.
3. Recommend website enhancements as drafted by the assigned workforce.
4. Propose formalization of an electronic communication committee.
5. Email response protocols.
6. Any topics for newsletter.

X. Social Activities: Carla Peay

1. Add Men's Breakfast Group to social agenda.

XI. Calendar of Activities:

1. Bunco - April 1 @ Clubhouse 6:00 pm
2. Community Dinner - April 6 @ Clubhouse 6:00pm
3. Sit and Chat - April 8 @ Julie Gills' home (Unit #43) 11:00 am.

XII. Unit transfers

Noted: Raymond Robertson has resigned from the Technology Committee.
Any Technology requests can be forwarded to Barbara DeBry and Neal Nuttall.
The Board wishes to thank Raymond for his service over the last 18 months.

MOTION TO ADJOURN BOARD MEETING

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