

Silver Creek Townhomes
BOARD OF DIRECTORS MEETING

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

Thursday, April 16 | 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 last monthly board meeting.

B. Actions Taken Without a Meeting:

III. Board Reports

A. President's Comments: *Adam Witt*

B. Financial Report: *Barbara DeBry*

1. Financial updates
2. Delinquent invoices
3. Home Wise Resale Update
4. Bike Rules/Utah State Law

C. Landscape Report: *Neal Nuttall*

1. Review proposal for replacement of Landscape contractor, and potential vote to approve
2. Request by Unit 72 to fix fence in back yard; roots from next door neighbor's tree pushing against the wall and Cracking it. HOA responsibility?

D. ARC Requests: *Matt Schwenk*

1. Unit 140, landscape change
2. Unit 37—follow up on fence and gate
3. "Like for like" changes in the community—discussion item

E. Clubhouse & Security Report: *Jeff Snow*

1. Increased vandalism at clubhouse/pool by non-residents

F. Governance Items: *Hans Kuhni*

1. Insurance renewal and pricing—discussion item
2. Report on asphalt proposal
3. Enhancements to our security system protocols—discussion item
4. Regarding governing documents, Hans has a chart clarifying definitions. Will bring by laws to be recorded—discussion item

G. Social Activities Report: *Carla Peay*

1. May Calendar of Activities: **Bunco – May 6 @ Clubhouse 6:00 pm; Community Dinner – May 11 @ Clubhouse 6:00 pm; Sit & Chat- May 14 @ Julie Gills' home (unit #43) 11:00 am**

H. Communications Report : *Bruce Lindsay*

1. Wall repair requests—discussion item
2. Board position on reseeding/sodding in limited common areas. Decision requested
3. Prayer at HOA dinners—decision requested
4. Drinking fountain for swimming pools—discussion item
5. Club House—Solar panels and maintenance—discussion item
6. Proposal to formally create Electronic Communications (repeat)--decision item

ADJOURN BOARD MEETING