Silver Creek Townhomes

BOARD OF DIRECTORS MEETING

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

Thursday, July 16, 2026, 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 from June 18, 2026.

B. Actions Taken Without a Meeting:

C. Follow-up on Homeowner Concerns: -

III. Board Reports

A. President's Comments: Adam Witt

1. Board Report driveway and gutter repair

B. Financial Report: Barbara DeBry

1. Delinquent invoices
2. Month end report
3. Indication of future expenses
4. Reinvestment fee option for new move in's Silver Creek
5. Updates to current amount spent on each category will be provided next month.
6. Insurance claim payout.

C. Secretary: Terry Merry

1. Estate sale for Unit 15 was postponed to a later date that will be identified by the homeowner.

D. Landscape Report: Neal Nuttall

1. Discuss the new landscape contractor schedules.
2. Water / irrigation usage.

E. Clubhouse & Security Report: Jeff Snow

1. Follow up on pool violation letters.

F. Social Activities Report: Carla Peay (Not attending)

1. August 5th at 6:00 Bunco
2. August 10th at 7:00 Ice Cream Social and Bingo
3. August 13th at 11:00 Sit and Chat at Julie Gill’s #43

G. Governance and Security: Hans Kuhni

1. Report on Project Walls
2. Security update
3. Motion for homeowners in attendance to **vote** on a formal policy to make permanent the current **clubhouse access system** or to adopt some alternate procedure.

H. Communications Report: Bruce Lindsay

1. Communications Committee Report
2. Directory Update
3. Pest Control
4. Clubhouse Agreement (on behalf of Carla Peay)
5. Welcome Packet (on behalf of Carla Peay)
6. Proposal for Meeting Minutes format

I. Architecture Review: Matt Schwenk

1. Updates on ARC requests
2. Address the demand letter regarding water leak and driveway damage, ensuring HOA's responsibilities are covered.

ADJOURN BOARD MEETING

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