Silver Creek Townhomes

BOARD OF DIRECTORS MEETING

Silver Creek Clubhouse 1732 W 540 N, St George UT 84770
Thursday, November 19, 2026 6:30pm

4:00 PM Presentations Meeting regarding pool chemistry and equipment, and WiFi inclusion on irrigation controllers for better water management, and clubhouse security.

6:30 BOARD MEETING AGENDA

CALL TO ORDER AND OPENING COMMENTS: 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 October 15, 2026.
B. **Actions Taken Without a Meeting**:
C. **Follow-up on Homeowner Concerns**:
III. Board Reports:
A. President's Comments: Adam Witt
B. Financial Report: Barbara DeBry
- Discussion and finalization of the Silver Creek 2027 BUDGET with determination of any changes in HOA FEES for homeowners for 2027. (If there is to be a 2027 increase, homeowners require 30 days notice)
- Reminder: Two Factor Authentication for all permissions who have access to all finance tools in Pay HOA.
- Update of 2025 Tax Return

C. Secretary: Robert Bromley
- Report on status of SC historical records.

D. Landscape Report: Neal Nutall
- Landscape Contractor change starting December 1, 2026 to Precise
- Report on water runoff at unit 13

E. Clubhouse & Security Report: Jeff Snow
F. Social Activities Report: Carla Peay
- December 2nd at 6:00 PM Bunco
- December 7th at 6:00 PM Community Dinner at Clubhouse
- December 9th at 11:00 AM Sit and Chat at Julie Gill's #43
- Resolutions to create two committees: social and welcoming

G. Governance and Security: Hans Kuhni
- Review and possible ratification or vote on the 2026 bylaws changes.

H. Communications Report: Bruce Lindsay
ACTION ITEMS
- Proposed 2027 Proxy Declaration Form
- Proposed 2027 Election Ballot
- Proposed 2027 Annual Meeting Voting Procedures

DISCUSSION ITEMS
- Board Involvement in Candidate Recruitment
- Website Documents Review

I. Architecture Review: Matt Schwenk Unit 15 for window replacement

OPEN MEETING ADJOURN

POSSIBLE EXECUTIVE SESSION