

Annual Meeting of
Silver Creek Townhomes
Saturday, January 27th, 2024. 6:30pm
To be held at the Community Clubhouse
Silver Creek Clubhouse 1732 W 540 N St. George, UT 84770
And via Zoom Link

CALL TO ORDER: The meeting was called to order by President Stan Engh at 6:40pm. Stan Engh introduced the current board members Stan Engh, Carol Stauffer, Glenda Lowe, Lindsey Dover, Carla Peay. Karen Hayes and Dale Zabinski were excused. He then introduced CAM's representative Cory Blackburn, Zoom facilitator, Sidra Witt. A quorum of the Members was present.

APPROVAL OF MINUTES:

A motion was made by Lindsay Dover and seconded by Carla Peay to approve the 2023 Annual Meeting minutes. The motion was carried unanimously.

STATE OF ASSOCIATION: Presented by President Stan Engh

Goal: Governing Documents was not accomplished this year.

Accomplishments:

- A new landscaper was hired – Montiel Landscaping.
- Sprinkler Technicians repaired sprinklers, sprinkler clocks, valves and equipment.
- The Clubhouse was re-piped.
- A storage room was made in the library which allowed us to move tables and chairs out of the main area and into the storage room. Decorations, lights ect., were also moved into the storage room.
- Equipment was placed on water meters to detect water leaks. Large leaks that wasted water were identified and repaired. A large leak under the cement in the pool has been detected which will need to be fixed in 2024, it is a large expense and will cause the outdoor pool to be closed approximated 2 months.
- New landscaping of 540 N.

Goals for 2024 Presented by Stan Engh

- Governing Documents re-written
- Repair the leak under the pool.

PRESENTATION OF 2023 FINANCIALS AND PRESENTATION OF 2024 BUDGET:

- CAM Representative -Cory Blackburn

TREASURER REPORT: Carol Stauffer

- Introduction of Jan Peterson who monitors the water meters for excessive usage and leaks.
- Sprinkler upgrades
- Reserve Study completed 5 or 6 years ago stated we should have \$400,000 in reserves at this time. We currently have \$291,000

NOMINATIONS:

Nominations received from member mail in Ballots

- Adam Witt
- Hans Kuhni
- Jeffrey Snow
- Bruce Lindsey

Members nominated introduced themselves to the membership.

ELECTION RESULTS:

The newly elected Board Members will be Adam Witt, Hans Kuhni, Bruce Lindsey

ELECTION OF EXECUTIVE COMMITTEE:

Election made by Board Members, President Stan Engh, Vice President Hans Kuhni, Treasurer Karen Hays, Secretary Carol Stauffer

Respectfully Submitted:

Glenda Lowe, Secretary
Silver Creek Townhomes HOA