

**Annual Meeting of
Silver Creek Townhomes**
Saturday, January 18th, 2025. 6:30pm
Held at the Silver Creek Clubhouse & via Zoom Link
1732 W 540 N St. George, UT 84770

The Annual Owners Meeting held in compliance with Silvercreek Bylaws, Article 2, Section 2.1 & 2.5, dated May 26, 2024.

BOARD MEMBERS PRESENT: Adam Witt, Karen Hayes, Carol B. Stauffer, Carla Peay, Bruce Lindsay, Jeff Snow, Neal Nuttall.

QUORUM PRESENT: The required fifty percent (50%) quorum was met. Ninety-six (96) owners, or fifty-nine percent (59%), were represented in person or by proxy. Twelve (12) owners attended via Zoom.

CALL TO ORDER: President Adam Witt - Time: 6:40 pm

Current Board members were introduced: Adam Witt, Karen Hayes, Carol B. Stauffer, Carla Peay, Bruce Lindsay, Jeff Snow, Neal Nuttall. Zoom facilitator, Sidra Witt and Website developer, Ray Robertson were also introduced.

APPROVAL OF MINUTES: The 2024 Annual Meeting minutes were read by Carol B. Stauffer, Secretary.

Motion to approve - Marcia Brown, Second - Karen Cleverly, Motion unanimously approved.

REPORTS:

1. President's Report - Adam Witt. Accomplishments of the last year reviewed:

Advantages of the move to self-management, including better communication and better control over our finances and records. New landscaper contract provides more service for our money. Adjustments made to clarify the rules, and updated Architectural Standards were put in place. Our goal moving forward is to keep all members better informed and involved.

2. Financial Report 2024 - Karen Hayes. Insurance and pool maintenance, water use and landscape projects have been our biggest expenses in 2024. We have received refunds from the city on water and electrical meter issues. We have better insurance coverage and a better landscaping contract. We now have better control over our finances with our new self-management system.

3. Budget Proposal 2025 - Karen Hayes. The proposed budget was displayed electronically and will be available to all homeowners on the Silvercreek website for homeowners to inspect. Homeowners will have 45 days to notify the Board of any concerns before the budget will be approved by the Board. A Homeowner questioned the inclusion of palm tree trimming, which is now included in the budget and will be done this year.

4. Landscaping Report - Neal Nuttall. New landscaper will be monitored by our Landscape Committee (Jim Caster, Jan Petersen & Jennifer Pfaff). New landscape contract includes basic trimming of shrubs in backyards, and will give us better service for our money. The Landscaper and Landscape Committee will check all sprinklers before the growing season starts in 4-6 weeks.

5. Facilities Report - Jeff Snow. Appreciation and recognition extended to Hans Kuhni who facilitated the work of the upgrades and repairs to the pools and clubhouse this year. Improvements made in 2024 include new heater for the spa, new pump equipment for the outside pool, chemical automation systems for pools and spa, upgraded pool lighting, and new security lighting around the clubhouse/pools.

6. Social Activities Report - Carla Peay. The Bunko night is providing opportunities for neighbors to get to know each other better. Community Dinners have become more of a positive social event for neighbors. We have a wonderful

social committee who just showed up tonight with plates of homemade cookies for us to enjoy - a big Thank-You to all who helped with that! The Sit & Chat activity is also drawing more participation.

HOMEOWNERS OPEN FORUM (2 minutes per Homeowner):

- Glenda Lowe - Asked how to submit a concern or request for help. Response: Bruce Lindsay - Send it to the board email address: silvercreekboardmembers@gmail.com Bruce will send your request/concern to the appropriate board member who will reply to you. Answers to most questions will soon be found on the new Silvercreek web site at <https://sites.google.com/view/silvercreekhoa/home/>
- Julie Gill - Any way we can find a list of who lives in what house. Response: Adam Witt - Your PayHOA account gives you access to community information. Homeowners choose whether to make their information available to other homeowners. Homeowners must set up a PayHOA account to access this information.
- Sylvia Hopkinson - Who is responsible for water leaks in the backyards? Response: Adam & Neal - That is determined on a case by case basis, depending on who installed the system.
- Jan Petersen - Please watch out for & report sprinkler problems and leaks in your own yard and neighbor's yards. We need to know our neighbors and help each other report leak problems in the yards.
- Bill Brown - The open area next to the clubhouse is a problem. It is a safety concern and dangerous to walk through, especially at night. Uneven ground needs repair. The area should be maintained & serviceable to the community.
- Cal Loe - Asked about the last Reserve study. How much is there & what is the plan to get to the place where we need to be? Response: Karen Hayes - We are We have \$265,000 currently in Reserves. The Reserve study recommended between \$400,000 - \$500,000. We are adding to that amount every month. We would like to form an audit committee made up of members who have accounting background to monitor our HOA finances and make recommendations.
- Doug Weaver - Asked if there is there any mechanism in place to check the property of homeowners who are out of town. Response: Adam Witt - Not at this time. We depend on neighbors looking out for neighbors. Homeowners are encouraged to get to know their neighbors & create a plan for watching your home.

INTRODUCTION OF CANDIDATES: Candidates introduced themselves to the members.

- Terry Merry
- Carla Peay
- Matt Schwenk
- Hans Kuhni - Hans Kuhni was unable to attend - Jeff Snow read his statement of introduction.

TIME ALLOTTED FOR BALLOTS TO BE CAST & VOTES TO BE COUNTED – DURING THIS TIME:

- **Communication Report - Bruce Lindsay.** In addition to our monthly newsletter, efforts have been made to improve communication with homeowners. Our new PayHOA system and board email access allows faster responses to requests & concerns. Our new website offers quick access to much information helpful to homeowners. Board email: silvercreekboardmembers@gmail.com
- **Introduction of Silvercreek Web Page - Ray Robertson** <https://sites.google.com/view/silvercreekhoa/home>

ANNOUNCEMENT OF NEWLY ELECTED BOARD MEMBERS: Hans Kuhni, Carla Peay, and Matt Schwenk.

An Executive Board Meeting will be held during the next week of January to select Board officers for 2025. Homeowners will be informed by email of Board position assignments.

Motion to Adjourn - Adam Witt, Second - Karen Hayes, Motion Unanimously approved. Time Adjourned: 8:20 pm.

*Respectfully Submitted,
Carol Burmester Stauffer, Secretary*