

**Annual Meeting of
Silver Creek Townhomes Minutes**

Saturday, January 17th, 2026. 6:30 pm
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 Silver Creek Bylaws, Article 2, Section 2.1 & 2.5, dated May 26, 2024.

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

HOMEOWNERS PRESENT: Seventy-four (74) owners attended in person, representing fifty-six (56) Units. Five (5) owners attended via Zoom, representing five (5) Units – for a total of seventy-nine (79) owners in attendance, representing a total of sixty-one (61) units. Thirty-nine (39) owners not in attendance assigned proxies to represent them.

6:30-7:00 pm – Homeowner Sign-in and Ballot Pick-Up

CALL TO ORDER: President Adam Witt - Time: 6:50 pm

INTRODUCTIONS: *Adam Witt*

1. Introduction of Current Board Members:

Current Board Members are Adam Witt, Karen Hayes, Carol B. Stauffer, Carla Peay, Bruce Lindsay, Jeff Snow, Neal Nuttall Hans Kuhni and Matt Schwenk.

Zoom facilitator, Sidra Witt and Website developer, Ray Robinson were also introduced.

2. Adam thanked three Board members who have completed their time on the Board: Karen Hayes, Carol Burmester Stauffer and Jeff Snow. Three new Board members are to be elected at this meeting.

3. Introduction of candidates for election to the Silver Creek Board of Directors:

Jan Peterson – Jan is recovering from surgery and unable to attend. Adam read her candidate biography.

Jeff Snow – Introduced himself as a current Board Member seeking re-election.

Diane Bromley – Introduced herself as a recent community member willing to work where needed for our HOA.

Barbara DeBry – Introduced herself as a long-time and part-time resident also willing to serve where needed.

4. There were no nominations for candidates from the floor.

TIME ALLOTTED FOR MEMBERS TO VOTE AND TURN-IN BALLOTS

TIME ALLOTTED FOR BALLOTS TO BE COUNTED – During this time the meeting continued as follows:

REPORTS:

1. President's Report - Adam Witt: Invited owners to submit ideas to the board of how to improve our community. Announced the library is closing, owners were invited to take any books or puzzles home. Introduced Steve Chandler and Faye Richmond and thanked them for their countless hours of service mentoring the Board this year as we transitioned to self-management and the PayHOA system, and also for volunteering to count the election votes at this meeting.

2. Financial Report - Karen Hayes: The approved 2026 Budget was displayed on the monitor and is available on our website for homeowner review. Reminded owners that we are self-managed and invited volunteers to serve on HOA committees. Contracts with our vendors for this year have been reviewed for value & service. Insurance is also a good value. The biggest costs for our budget are Insurance, Water and Landscaping and maintaining our pools. Our Water Committee of Jim Caster, Jan Petersen and Jen Pfaff have done a great service of monitoring and reporting leaks. Reserves need to be maintained – roads and exterior walls are among the biggest concern for reserves. Karen has been concerned about helping to prevent Late fees for homeowners. She encouraged the AutoPay option for payment as it prevents late fees. Make sure your AutoPay limit is up to at least \$250 before February 10th. Those who PrePay for several months or for the year must keep track of how much is left in your account. If paying by check monthly, please make sure you maintain a 2 months balance to avoid a late fee due to delay in mail.

3. Landscape Report - Neal Nuttall: Explained landscape contract expectations of service from our vendor, that includes basic trimming of shrubs twice each year, in the spring & fall. If there is an issue, submit a request on PayHOA and Neal will follow up to ensure the issue is addressed. Palm Trees were trimmed in 2025, and some of the plum trees were removed. Palm tree trimming and removing plum trees will be scheduled again in August of this year. Note from Landscaper – fertilizer will be applied in February. Leaf clean-up is winding up and shrub trimming will begin soon after.

5. Facilities Report - Jeff Snow & Hans Kuhni:

Jeff- Pool maintenance in 2025 included the replacement and improvement of much of the needed equipment. Hans has done much of the work at no cost to our HOA. Improving security lighting and other little things around the clubhouse and common property have made a big difference without a lot of cost to the HOA.

Hans- Reported he is the original developer and this community is his favorite place to be. Thanked owners for taking good care of their homes. Hans would like to improve the common area in 2026. Governance Issues: Certain things had to be done as we moved to a self-management model. Rules have been simplified and are now easier to find and to follow, bringing better clarity and adherence to our governing documents this year. The people who live here make the biggest difference in this community.

6. Social Activities Report - Carla Peay: The sense of community is great in Silver Creek. Social activities Are meant to encourage many opportunities to get to know others. Our Clubhouse dinners, Bunko and Sit & Chat are well attended. We invite everyone to come out and join us at our monthly dinners and other activities.

7. Architectural Review Committee Report – Matt Schwenk: Extended a thank-you to all homeowners who submitted Architectural Review Application (ARA's) before making improvements to the exterior of their homes and limited common area around their homes in 2025. Following this process helps us be aware of changes being made on our properties and enables the Board to assure all work meets legal codes and the standards of our community.

8. Communications Report – Bruce Lindsay: Stated the need for the Board to have feedback from Homeowners on issues concerning our community. As property owners we all share ownership in this multi-million-dollar real estate project, and we are now self-managed. Every homeowner is invited to be involved and have a say in the decisions made by the Board. The Board is making a great effort to be transparent in all decisions. Bruce explained how to find information on the silvercreek-hoa.org website and how to get to the PayHOA portal to monitor their own accounts, submit requests, etc. Bruce invited any suggestions for improving communications from owners in attendance. **Ray Robertson** suggested the Board could use the polling feature on the PayHOA system to notify owners and get feedback before making major decisions. **Rebecca Jackson** requested having the monthly Newsletter available to owners a few days before the first day of the month to ensure everyone is informed of activities. **Bonnie Gorney** asked what has been decided on painting the indoor pool walls, and requested leaving the walls as they are now.

HOMEOWNERS OPEN FORUM (2 minutes per Homeowner):

Ray Robertson – 145: suggested converting basketball court to a pickleball court.

Bonnie Gorney – 148: Suggested we finish the trim on indoor pool area and not repaint the entire room.

Brad Keller – 10: Budget pie chart shows large amount going to water & landscaping. Asked if we are still working on xeriscaping the large limited common areas between homes in the cul-de-sac. Adam responded that we did not move forward because we did not have agreement from all homeowners effected. The Board is aware of the cul-de-sac area that requires regular clearing of the water drains.

ANNOUNCEMENT OF NEWLY ELECTED BOARD MEMBERS – Adam Witt:

Jan Petersen, Jeff Snow and Barbara DeBry were elected to serve on the Board of Directors for a 3-year term.

An Executive Board Meeting will be held during the next week of January to select Board officers for 2026. Homeowners will be informed by email of Board officers elected and Board position assignments.

Motion to Adjourn - Adam Witt

Time Adjourned: 8:20 pm.

Respectfully Submitted,

Carol Burmester Stauffer, Secretary

January 19, 2026