SILVER CREEK TOWNHOMES BOARD MEETINGS
Silver Creek Clubhouse 1732 W 540 North St. George, UT 84770
Thursday, September 17, 2026| 6:30 pm

MINUTES

CALLED TO ORDER: Adam Witt, Board President Time 6:36 pm

ATTENDEES:
Board Members in Attendance– Adam Witt, Neal Nuttall, Barbara Debry, Hans Kuhni, Jeff Snow, Robert Bromley, Bruce Lindsay, Carla Peay
Board Members Attending on Zoom: Matt Schwenk
Zoom Facilitator – Sidra Witt
Homeowners in Attendance – Ballinda Earl #66, Jen Peterson and Jen Pfaff #65, Karen Hayes #1, Bob and Linda Scott #55, Diane Bromley #158, Kent Shepley #161, Lori Heaton #97, Ray Robertson #135
Homeowners Attending on Zoom: Carol Burmester, Maureen Vowels, Val Carter, Sonny

Board President's Opening Statement:
Adam opened the meeting by announcing that the board intends to seek legal counsel before addressing the walls issue, asking homeowners to hold off on comments until proper legal direction is determined.

I. HOMEOWNERS OPEN FORUM: (2 minutes per lot)
- Jen Pfaff #65: Expressed gratitude for the palm tree trimming and plum tree removal.
- Ray Robertson #135: Expressed thanks to the board and specifically to Hans Kuhni.

II. BOARD BUSINESS/ACTIONS:
A. Action: August 20, 2026 Board Meeting Minutes were reviewed. Motion to approve Board Meeting Minutes of August 20, 2026. Seconded. Motion approved 9-0.
B. Action: Following the bylaws Resolution #26-03 was proposed that states that following this current board's service tenures, the next board will be reduced from 9 members to 7 trustees. This motion was presented , seconded, and passed unanimously.
C. Action: Little Library motion presented by Hans, seconded by Adam, approved unanimously.
D. Action: Resolution #18-01 regarding records retention, both physical and digital, was reaffirmed.
E. Action: Resolution #25-04 to Establish Standard Exterior Landscape Maintenance was motioned on, seconded, and passed unanimously.
F. Action: Resolution #26-01 regarding the formation of a communication committee was motioned on, seconded, and passed unanimously.
G. Action: Resolution #26-02 regarding the formation of a clubhouse committee was motioned on, seconded, and passed unanimously.

III. BOARD REPORTS:
Financial: Barbara DeBry
- Reviewed end of August 2026 Budget, YTD vs Actual, and Reserve Fund Budget vs Actual.
- Reviewed needs for accurate 2027 projections including, HOA monthly dues (currently $250), insurance, office and postage, social, utilities, Bug Blasters, pool chemicals and maintenance, groundskeeping, palm trees, water, internet, HOA legal counsel, and clubhouse cleaning. The need is urgent to get accurate numbers in these categories so that an accurate 2027 budget may be developed.

Secretary Items: Robert Bromley

- Digitizing of historical records are nearing completion and will be posted online for all to access. Sorting will be by year and by topic/category. Some records such as bylaws and founding documents must be maintained in physical form, but most can be digitized.
- Get Matt Schwenk a resolution template for the official recognition of his Architectural Committee.

Landscape: Neal Nuttall

- Palm tree trimming and plum tree removal is complete.
- Landscaping company is not to be paid in advance.
- Unit 102 needs tree removed. Roots are growing into water supply line and manifold.
- There is a need to streamline landscaping requests. Right now it is cumbersome.
- Efforts to secure a new landscaping company are underway. This will likely result in an increase in monthly dues.

Clubhouse and Security: Jeff Snow

- Chemical storage is now away from public access.
- Removal of broken TV in exercise room, and replacement with a new one, is being completed.

Social and Activities: Carla Peay

- October 7th at 6:00 PM, Ladies Bunco.
- October 12, at 6:00 PM, Community Dinner at clubhouse.
- October 15, at 11:00 AM, Sit and Chat at Julie Gill's, Unit 43.
- Proposed a Welcoming Committee with at least two people who want to be on it.

Governance: Hans Kuhni

- Had nothing to add.

Communications: Bruce Lindsay

- Reviewed the accuracy of the resolutions passed.
- Reviewed upcoming newsletter topics to include.
- Examining some HOA election and voting software that may work well for us.
- Stated that committees must have statutory authority to act.

EXECUTIVE SESSION ANNOUNCED AND BOARD MEETING ADJOURNED

Approximate time: 7:50 pm

Respectfully Submitted,
Robert Bromley, Secretary
September 24, 2026