

SILVER CREEK TOWNHOMES ASSOCIATION
Meeting Minutes
Held at the Silver Creek Clubhouse and Via Zoom Link
1732 W 540 N/ St George/ Utah
Thursday, July 20, 2023

Meeting Started: 6:36pm

Attendees

Board Members: Carol Stauffer, Jim Caster, Karen Hayes, Tom Bandle, Glena Lowe, Stan Engh, Carla Peay

On Leave of Absence: Dale Zabriskie. Absent: Lindsey Dover

HOA Manager Representative: Cory Blackburn

Homeowners on Zoom Call: Mark Baumbach, Phone 82, Bruce Lindsey, Barbara DeBry

Zoom Facilitator: Sherri Burmester

Homeowners Present: Sylvia Hopkinson #48, Karen Cleverly #125, Balinda Earl, #66, Ro Wilkerson #77, Elaine & Brad Keller #10, Marcia Brown #17

The following comments were noted from homeowners:

- #48 Sylvia Hopkins. What is the charge for the large Palm Trees? Charge for Small Palm Trees
- #66 Balinda Earl. ARC Form completed, what happens if she doesn't start work until the Fall
- #77 Roene Wilkerson. We should have a welcoming committee, #72 has sprinklers turned on all the time, there are a lot of sick people in the community we need to watch
- #78 Stan Engh. Thank you to Bob who lets us know about lawns while on his walks
- #10 Brad Keller. The sprinklers are hitting his house and ruining the stucco

Previous Minutes from July 20, 2023

- Motion made by Carla Peay to approve meeting minutes and Carol Stauffer 2nd. There was a unanimous vote for "Yes" 7-0

Financials

- Not posted prior to the beginning of the meeting. Corey was able to bring them up for discussion
- \$17,500 past due on homeowner dues – Karen Haye & Carol Stauffer will contact homeowners

Landscaping

- Palm Trees are being trimmed
- Lawns will be fertilized next week, lawns will be watered every other day
- From 8:00am to 10:00pm sprinklers should not be going off. If sprinklers are going off during these times report in portal or call Stan

The following motions were approved:

- Jim Caster reviewed a proposal to have cylinder deadbolt locks put on clubhouse door & putting a crash bar on the gate per fire code. Motion made to approve by Jim Caster, Karen Hayes 2nd. Board approved

There were no further motions to approve, but the following were discussed and action items assigned:

- Obtain additional bids for security *Jim*
- Bill homeowners their portion for Palm Tree trimming in their account on the portal *Cory*
- Set meeting in September for the insurance carrier to review HOA coverage and what coverage the homeowner should carry. Put in August Newsletter the date and time *Carol* and on CAM's calendar in the portal *Cory*

Clarification on July Agenda by Stan Engh

- The Board is working on updating the CCR's, any changes being discussed are not final and would not take effect until the CCR's are completed and voted on by homeowners.

Meeting Adjourned Time: 7:25pm

Next Meeting: August 17, 2023 4:00pm