

SILVER CREEK TOWNHOMES ASSOCIATION
Meeting Minutes
Held at the Silver Creek Clubhouse and Via Zoom Link
1732 W 540 N/ St George/ Utah 84770
Thursday, August 17, 2023

Meeting Started: 6:33pm

Attendees

Board Members: Karen Hayes, Carol Stauffer, Glenda Lowe, Tom Bandle, Carla Peay, Stan Engh, Lindsey Dover
On Leave of Absence: Dale Zabriskie. **Absent:** Jim Caster

HOA Manager Representative: No Representation from CAM

Homeowners on Zoom Call: Barbara DeBry, Mark Baumbach, Bruce Lindsey, Matt, Bernard, Monica Sch, Julie Mickelson, Sherri Burmister, Deanne, LD, Allen Monaghan, Mavk (tablet6+)

Zoom Facilitator: Sidra Witt

Homeowners Present: #66 Balinda Earl, #55, Bob Scott, #65 Jan Petersen, #17 Roene Wilkerson, #106, Lindsey Dover

The following comments were noted from homeowners:

- #66 Balinda Earl: Are they in violation for changes made in their backyard previously?
- # 55 Bob Scott: Trash cans from across the street
- #77 Roene Wilkerson: When will weeds be sprayed? Hornets in the area are attacking homeowners, her lawns have not been watered in 3 days, What about dumping rocks on roadway?
- #106, Lindsey Dover: Received letter that they have 15 days to cut down Oleanders. How much will a landscaper charge to cut down Oleanders? Can they have 30 days to cut them down. Because of problems with plumbing and lifestyle they do not want to change their watering schedule.
- #157 Mark Baumgardner: Has the HOA increased the deductible on the insurance? Is there less coverage with the insurance?

Landscaping Report: Stan Engh

- The last Friday of July Montiel began mowing the lawns in the community
- Repairs to the sprinkling system are finished by Montiel for the most part
- #15 has flooding in the back yard
- Water Meter #1 has a leak
- Fertilizing of lawns was completed the end of July
- Weeds in yard area only were sprayed
- Reseeding or sodding of bare areas in lawns will occur in September

Previous Minutes from July 20, 2023

- Motion made to approve August 17, 2023 Minutes
Motion to approve made by Karen Hayes, 2nd Carol Stauffer, approved by board 7-0

Financials

- Karen and Carol talked to all homeowners with delinquent accounts of Association Dues. Many were not aware of change to CAM, had been sending in payments ect.,
- There are some unexplained fees on homeowner's accounts
- CAM did not collect the \$350 set up fee on one of the homes
- TDS hasn't been paid for 2 months

The following motions were approved:

- Motion to allow #106 30 days to cut down their oleanders and allow them to keep their watering schedule made by Tom Bandley, 2nd by Carol Stauffer. Approved by board 7-0
- Motion made by Carol Stauffer to have Rules and Regulation posted in the CAM Portal in Documents Approved by Board 7-0

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

- It will take 5-7 weeks for the work on the gate to be completed- Jim Caster
- Access to Rules and Regulation placed in Portal – Cory Blackburn
- There is erosion in the chemical room due to the storing of chemicals, the electrical panel should be replaced-Tom Bandley, estimated cost \$20,000.
- CAM received itemized bill for palm trees for each home. They need to bill each homeowner for expense-Cory Blackburn

Activities:

- Barbara Loe will be in charge of monthly dinners
 - Dinners are held the 2nd Monday of each month at 6:30pm in the clubhouse
 - Next dinner September 11, 2023
- Thank you to Karen Fisher and her committee for their past service with the dinners
- Bunko will be held Sept 6, 2023

September 23, 2023 Special Meeting with HOA's Insurance agent

6:30pm to 7:30pm at Clubhouse and by Zoom

Meeting Adjourned Time: 7:45pm

Next Meeting: September 21, 2023 at 6:30pm in the Clubhouse