

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, September 21, 2023

Meeting Started: 6:34pm

Attendees

Board Members: Stan Engh, Carla Peay, Tom Bandle, Carol Stauffer, Karen Hayes, Jim Caster, Lindsey Dover, Glenda Lowe. **LEAVE OF ABSENCE:** Dale Zabriskie

HOA Manager Representative: Cory Blackburn

Homeowners on Zoom Call: Sidra Witt, Jane Holman, Boyd Bowman, Sherri Burmister, Julie Mickelson

Zoom Call Facilitator: Sidra Witt

Homeowners Present: #66 Balinda Earl, Unit 84 back yard is a mess and effecting the fence on #83 Barbara Burk, #92 LaRae Gibbons, #101 Nancy Smith, #4 Bruce & LaDawn Carter, #135 Maureen Vowles, #107 Tyler Rayeuer, Brad & Elaine Keller

The following comments were noted from homeowners: #66 Balinda Earl, #55 Bob Scott, #65 Jan Petersen, #77 Rowen Wilkerson

- #66 Balinda Earl. Sent email to CAM to inform them unit # 84 back yard is a mess. #84 Trees and leaves are affecting #83 home and pushing out fence.
- #10 Brad Keller. Received notice for new bill pay? How long does it take for a response when you send in a landscape order to CAM? What does "advanced" mean in response to work order? Sprinklers ruining stucco on home. Can they put gravel next to foundation to avoid water on stucco?
- #135 Maureen Vowles. Montiel sprayed for weeds last week, front yard only. If they put out leaves, branches, bush trimming from cleaning up the back yard, will the landscape people pick it up? Can we have watering schedule?

Landscaping

- Montiel sprayed front yards for weeds
- Lightening storm took out several sprinkler systems
- October and November landscaper will be pruning front yards
- April and May landscaper will prune
- Landscaper is getting closer to finding leak from. Clubhouse that causes water to drain in the unit to the west.
- All Palm trees have been trimmed
- Plumb trees need trimming

Previous Minutes from August 17, 2023

- Motion made by Jim Caster to approve, Karen Hayes 2nd. Motion approved by Board, 8-0

Financials

- \$865 interest earned on CD's
- Reserve study and budget states we should be putting \$35 per unit into reserves.

- TDS has been a problem with the internet. It should be resolved now
- Raising HOA insurance Deductible?
- HOA has a claim for damage totaling \$1000. Should we put in a claim?
- Would like to keep copies of contracts and ARC requests in the filing cabinet in the library

Security

- Fencing by gate will begin October 9

Activities

- Bunko – September 19th, great attendance
- Community Dinner – September 21th
- Bunko will be held at the clubhouse the first Wednesday of the month, 6:30pm
- Next Bunko soup and salad will be served from 6:30pm to 7:00pm
- Craft activity will be held in the Clubhouse October 9th at 10:00am
- A homeowner would like to have a garage sale? Discuss in executive meeting

Pool

- Outside will not be heated effective October 2nd. Lawn furniture will be put away.

Other items with no motions

- Stan and Jim need to come up to a solution to secure the clubhouse
- Cory Blackburn set up a time for CAM portal training

- ***Meeting Adjourned Time: 7:35pm***

Next Meeting: October 19, 2023 6:30pm