

**Silver Creek Townhomes
Board of Directors Meeting Minutes
Silver Creek Clubhouse 1732 W 540 N St. George, Utah 84770
Thursday October 19, 2023**

Meeting Started at 6:35 pm

Attendees

Board Members: Stan Engh, Carla Peay, Lindsey Dover, Carol Stauffer, Glenda Lowe, Jim Caster, Karen Hayes, Absent: Tom Bandle, Dale Zabriskie

HOA Manager Representative: Cory Blackburn

Zoom Facilitator: Sidra Witt

Homeowners on Zoom Call: Boyd Boman

Home Owners Present: #76 Allene Monaghan, #92 LaRae Gibbons, #48 Sylvia Hopkinson, #87 Hakan Olason, #40 David Babb, #55 Bob Scott, #144 Bruce and Shari Lindsey, #128 Cal Loe, #133, Boyd and Jina Johnson

The following comments were noted from homeowners:

- #55 Bob Scott, Water Features
- #92 LaRae Gibbons, Rules not enforced for all homeowners equally.
- #128 Cal Loe, Suggest we turn the vacant lot into a dog park, put a fence around it with a gate and maybe a gazebo. Kids from across the street are using the basketball court and using it late into the evening, he suggested we get rid of the it. Suggest the board purchase a 72" TV so on Sundays the Clubhouse could be used to watch football. Pool rules are not being enforced.
- #133 Boyd Johnson, his family and guests use and enjoy the basketball courts. He doesn't want this community turned into a senior citizen community.
- #87 Sylvia Hopkins, Rules are not being enforced.

Stan Engh talked about violations

Landscape Report – Stan Engh

- Starting the 1st week in November trimming of shrubs and trees will begin
- Front lawns will be fertilized the week of Thanksgiving

Approved Minutes: September 21, 2023

- Motion to approve made by Jim Caster, 2nd by Karen Hayes, 7 approved

Financial Report – Stan Engh & Karen Hayes

- As of September 30, 2023 we had \$213 in expenses
\$313 income from dues
\$ 79 in reserve
- Our utilities for September were high

- Letter go out to homeowners when they are 30 days late in paying dues
- A foreclosure letter has gone out on one home

Motions:

- Motion made by Stan Engh and 2nd by Carol Stauffer to allow family to hold Snow funeral in the Clubhouse. Approved 6 Against 1
- Motion by Tom Bandley and 2nd by Karen Hayes to pay precise for July 2023. Approved
- Motion made by Carol Stauffer and 2nd by Tom Bandley to use Triton Pool Serices to purchase new heater for indoor pool. Unanimous approval by board
- Motion made by Karen Hayes and 2nd by Glenda Lowe to waive fee for trimming of Palm Trees on unit 158 as this is common area. Unanimous approval by board.
- Motion made by Tom Bandley and 2nd by Carol Stauffer to refund fee for Trimming of Palm tree on unit 34 as she paid another vendor to trim tree.

Action Items:

- Activities-Carla Peay
 - November 8, Bunko.
 - November 13, Community Thanksgiving dinner-Clubhouse.
 - Hot tub is now working.
 - October 27, CAM will do training on the CAM portal for homeowners, A zoom link will also be available at 6:60pm in the clubhouse.

Adjourn at 7:20pm

