

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, December 21, 2023

Meeting Started: 6:36pm

Attendees

Board Members: Stan Engh, Carol Stauffer, Dale Zabriskie, Karen Hayes, Glenda Lowe, Carla Peay, Lindsey Dover

HOA Manager Representative: Cory Blackburn

Homeowners on Zoom Call: Nancy Smith, Burmister

Zoom Facilitator: Sidra Witt

Homeowners Present: #66 Balinda Earl, #135 Maureen Vowels, #135 Ray Robertson

There Were No Homeowner Comments

Approval of Previous Minutes from December 21, 2023

Financials

- Discussed the \$100 charge to Silver Creek for goffer removal which was paid by CAM in error. Motion was made by Lindsey Dover, 2nd by Carla Peay to pay the \$100 charge. Vote by board was Yes 2, No 3, Motion denied.

Landscaping

- Leaking Valves are being repaired
- The landscaping of 540 N which was approved in the November 16, 2023 board meeting will begin in January 2024

The following motions were approved:

- Motion to approve the budget for 2024 made by Glenda Lowe, 2nd by Karen Hayes. Board approved unanimously
- Motion to audit sprinkler repairs made by sprinkler technicians made by Stan Engh, 2nd by Carla Peay. Board approved unanimously
- Motion made to follow Camera Security Protocol made by Glenda Lowe and 2nd by Carla Peay, Board approved unanimously
- Motion to keep number of board members to 9 made by Karen Hayes and 2nd by Carol Stauffer. Board Vote: Yes 4, No 3, Motion Approved.
- Motion for new board to meet with attorney to discuss CC&R's made by Carol Stauffer and 2nd by Karen Hayes. Board approved unanimously

Action Items or Discussions:

- Sprinkler Audit, 10% of Units are to be randomly checked by one board member and 2 volunteers - Carol
- Dale Zabriskie, Glenda Lowe and Tom Bandley's terms on the Board will end in the Annual Meeting.
- Annual Meeting is to be held the last Saturday in January which is the 27th of January, 2024. The meeting will be held in the Clubhouse, beginning at 6:30
- Annual Meeting vote is 67%
- Letters announcing the Annual Meeting, proxy vote forms as well as nominations forms for board positions will be sent to homeowners by email. - Cory Blackburn, CAM
- Make an appointment to meet with attorney concerning CC&R's – Stan Engh

Meeting Adjourn: 7:30pm