

SILVER CREEK TOWNHOMES ASSOCIATION
Board Meeting Minutes - Thursday, January 18, 2024
Held at the Silver Creek Clubhouse and Via Zoom Link
1732 W 540 N/ St George/ Utah 84770

Meeting Started: 6:34 pm

Attendees

Board Members: Stan Engh, Carol Stauffer, Karen Hayes, Carla Peay, Lindsey Dover

Homeowners Present: #65 Jan Petersen, #97 Lori Heaton, #10 Tom & Melinda Bandlely, #17 Bill Brown, #4 LaDawn Carter, #82 Ina Jean & Ross Hudson

Homeowners on Zoom Call: Gild, Mark, Bruce, Burmester, Mark Baumbaugh & Michael Zabriskie

Zoom Facilitator: Sidra Witt

HOMEOWNERS OPEN FORUM - 1 minute per lot

Jan Petersen - report on water meters; **Lori Heaton** - questions on repair of cement walkway in front yard;

Melinda Bandlely - dust problem from rock installation on 540 North corner, and soggy lawn problem;

Ina Hudson & LaDawn Carter - young man on motorbike speeding through community & landscaping;

Bill Brown - questions on using pavers to widen driveway a couple of feet.

Approval of Minutes from December 21, 2023 - Motion: Carol Stauffer; Second: Karen Hayes; Approved.

Report on Pool Inspection - Tyler Hoskins from Clearview Pool Services - The SPA has no leaks. The outdoor pool has a crack in the autofill line. This leaking water could be causing problems in yards west of the pool. Tyler provided an estimate sheet of the cost to fix the autofill line as well as estimates for other pool issues. The time needed to fix the autofill line - about 2 months. Tyler will provide a suggested priority list to review.

Landscaping Report - Stan Engh -

- The 540 corner beautification project is finished.

- St. George City has repaired the water line break in the street in front of Unit 100.

- Unit 156 request to widen the driveway about 2 feet with pavers. Board will inspect before decision is made.

- Request for putting a lattice extension on the back wall of Unit 159. **Motion to Deny -Lindsey, Second - Karen, vote to deny was unanimous.**

Financial Report - Karen Hayes - Review of yearly water use totals over the past few years. Request that we get reimbursed from the Palm Tree Guys company before more work is done with them.

Montiel Sprinkler Repair Cost Audit - Carol Stauffer - Board members were provided copies of expenses by unit number, and a summary of how the money was spent on sprinkler repairs during 2023. Carol will meet with Montiel this week to reconcile 2 invoices in question.

Annual Meeting Preparations - Carol Stauffer - Cory Blackburn will take care of all preparations. **Items to be included on the Agenda:** Presentation on Accomplishments of 2023 and Goals of 2024 by Stan Engh, Presentation of Finances by Karen Hayes & Introduction of Jan Petersen as our Water Meter Monitor.

Violations - Lindsey - Discussion on violations postponed to the February Board Meeting.

Action Items Assigned: Carol Stauffer make appointment to meet with attorney in March.

Adjourned - 8:10 pm.