

SILVER CREEK TOWNHOMES ASSOCIATION
Board Meeting Minutes - Thursday, February 15, 2024
Held at the Silver Creek Clubhouse and Via Zoom Link
1732 W 540 N/ St George/ Utah 84770

Meeting Started: 6:34

Attendees:

Board Members: Stan Engh, Carol Stauffer, Karen Hayes, Carla Peay, Lindsey Dover, Hans Kuhni, Bruce Lindsay, Adam Witt

CAM Rep: Cory Blackburn

Homeowners Present: Bruce Carter-#4; Christine Engh-#78; Jeff Snow-#73; Kathleen Snow- #73; Bob Scott-#55; Gordon Peterson- #12

Homeowners in Attendance Via Zoom: Burmester, Barb Debry, Hoka, Shari Lindsay **Zoom Facilitator:** Sidra Witt

WELCOME: Stan Engh - Stan also welcomed and introduced new Board Members - Hans Kuhni, Bruce Lindsay and Adam Witt.

HOMEOWNERS OPEN FORUM - 2 minute per lot

Bob Scott- #55: Question: Is the project at the corner of 540 North & Dixie Drive finished? Response - Stan Engh: The project is finished.

BOARD BUSINESS:

-Discussion & Vote to Fill 9th Board Position, now vacant since resignation of Jim Caster.

Motion to add Jeff Snow to the Board: Karen Hayes Bruce Lindsay: Second **Vote:** Unanimous **MOTION PASSED**

Jeff Snow was invited to join the Board and introduced. He will serve the remaining 2 years of that Board position.

-Approval of Previous Minutes (January 18, 2024) - Motion to Approve: Adam Witt **Second:** Lindsey Dover **Vote:** Approved

-Assignment of Board Members to Committee Chair Positions:

Architectural Review Committee (ARC) - Lindsey Dover; Landscape Committee - Stan Engh; Clubhouse & Pool Committee - Adam Witt; Security Committee - Jeff Snow; Communications Committee - Bruce Lindsay; Homeowners Forum Committee - Hans Kuhni; Social Committee - Carla Peay

-Discussion & Vote on Motion to Allow Fundraising Flags in Front Yards:

Motion to Deny: Lindsey Dover **Second:** Hans Kuhni **Vote to Deny:** Unanimous
MOTION DENIED

-Financial Concerns & Discussion: Karen Hayes

Reserve Study Recommendations; House with lien update; Water Expenses; Landscaping Costs; Homeowner refund confusion; Non-Sufficient Funds charge explained by Cory Blackburn ; Violation letter charges discussed; Tax bill explained by Cory Blackburn; HOA insurance renewal

-Outdoor Pool Repairs: Discussion of Priority List of suggested Pool Repairs. Board Members will walk-through of the pool areas this week.

-Governing Documents Discussion: Hans Kuhni offered to evaluate and make recommendations on how to proceed with any revisions.

-Comments: Stan Engh - Stan invited Lindsey Dover to address and lead discussion on violations problems. Members agreed that rules and violation procedures need to be clearly stated. Board members agreed to be united in understanding and enforcing the rules and violation procedures.

ASSIGNMENTS: Karen Hayes - Insure insurance does not lapse in April. We need a motion & vote on a new insurance policy at the March Board Meeting. Hans Kuhni, Bruce Lindsay and Carla Peay - Get the governing documents sorted out and report to Board at the March Board Meeting.

Meeting Adjourned at 8:37 pm