SILVER CREEK TOWNHOMES ASSOCIATION

Board Meeting Minutes - Thursday, March 21, 2024

Held at the Silver Creek Clubhouse and Via Zoom Link

1732 W 540 N/ St George/ Utah 84770

Attendees:

Board Members: Stan Engh, Hans Kuhni, Carol Stauffer, Karen Hayes, Lindsey Dover, Carla Peay, Bruce Lindsay, Adam Witt, Jeff Snow. **CAM Rep**: Cory Blackburn

Homeowners Present: Bruce & LaDawn Carter-#4; Kathleen Snow- #73; Bob Scott-#55; Roene Wilkerson-#77; Karen Cleverly-#125; Marcia Brown-#17;

Val Stauffer-#154; LaRae Gibbons-#92; Sylvia Hopkinson-#48; Sandi Hahn-#158; Leann Boyd-#159; Gary Bole-#160; Jim & JoAnn Caster-#25; Tyler Rougeau-#107; Adam Dover-#106; Barb DeBry-#33; Linda Denison-#136; Balinda Earl-#66.

Homeowners on Zoom Meeting Link: Sherri Burmester-#70; Julia Skalla-#47; Richard Buck-#108.

Zoom Facilitator: Sidra Witt

WELCOME AND CALL TO ORDER: Stan Engh ***TIME: 6:34 pm***

HOMEOWNERS OPEN FORUM: *(2 minutes per Lot)*

1. Gary Bole #160 - Concern expressed of new landscaping of neighbor's yard. Request that the Board require that next-door neighbors are informed and consulted on major changes to a neighboring lot.
2. Roene Wilkinson #77 - Landscapers leave grass clippings after mowing. Question of possible insurance coverage for needed repairs of faulty original construction on home.
3. Adam Dover #106 - Traffic issues/safety concerns regarding speeding car on Private Street. Zoom Link issues with participants' comments being recognized.
4. Karen Cleverly #125 and Marcia Brown #17 - Emergency Preparedness proposal/request to present at next Board Meeting. Jeff Snow will facilitate this presentation.
5. Leann Boyd #159- Questions why new block wall in her backyard needs to be painted. Safety concerns with the height of the perimeter walls.

BOARD BUSINESS:

APPROVAL OF MINUTES: **Move to Approve - Adam Witt. Second - Jeff Snow. Vote to Approve - Unanimous.**

INSURANCE RENEWAL STATUS: **Adam Witt and Hans Kuhni** - Several bids options in process. **Board will take Action Without A Meeting by email on Thursday, March 28, to vote on accepting an Insurance Policy bid. All Board members need to vote with their email replies and signatures.**

GOVERNING DOCUMENTS: **Hans Kuhni** - Definitions of the four (4) Governing Documents. Discussion of need to replace the 2007 Bylaws. Discussion of the proposed new Bylaws. Discussion of needed ARC and ACC procedures for approving Architectural & Landscape modification requests. Discussion of how checks should be signed. Clarification of Special Meetings of Board. Discussion of number of members needed on the Board.
Motion for Bylaws to state the Board consists of 5 to 9 members. Motion - Lindsey Dover. Second - Hans Kuhni. Vote to Approve - Unanimous.
Motion to Approve the new Bylaws: Motion - Stan Engh. Second - Lindsey Dover. Vote to Approve - Unanimous.

ARCHITECTURAL REVIEW COMMITTEE BUSINESS: **Lindsey Dover** - Standards are needed to evaluate and determine how to enforce the many violations that have been documented. Standards included in the Declaration of CC&R's set the theme of the community. ARC should identify if there is a violation and bring it to the ACC *(the Board of Trustees)* for a decision. The ARC will create a reference document to detail acceptable standards for architectural and landscaping changes.

RATIFY BOARD ACTIONS TAKEN WITHOUT A MEETING: **Both Items are Approved and Ratified.**
1. Feb. 26, 2024 - Email Motion from Hans Kuhni to accept a bid of $1,265.00 from Airstream HVAC to replace one exhaust fan and fan assembly in the indoor pool area. **Motion passed: 6 For / 0 Opposed / 2 No Response**
2. Mar. 5, 2024 - Email Motion from Hans Kuhni to accept bid of $8,000.00 from Cason Frei to remove and replace part of the outdoor pool deck to allow repair of the autofill leak. **Motion passed: 5 For / 0 Opposed / 3 No Response**

FINANCIAL REVIEW: Karen Hayes - No issues at this time.

POOL STATUS: Hans Kuhni - Objective: to make needed repairs and updates to our pools. Repairs are underway for the outdoor pool area. Indoor pool can be refreshed by resurfacing the deck and steam cleaning the tile. Both indoor and outdoor pools need equipment upgraded.
Proposal to allocate an additional sum $25,000.00 this year, above the cost of the outdoor pool repair, to upgrade needed equipment and improve the look of the pool areas. **Motion to approve additional $25,000.00 to improve the pool areas- Stan Engh. Second - Carol Stauffer. Vote to Approve - Unanimous.**

SECURITY ISSUES: Jeff Snow - 1. Homeowner Key fob replacement completed. 2. Bids obtained to fix Broken window in the clubhouse.
Proposeal to accept bid from Sun City for $283.00 to replace the broken window - Unanimously Approved.
3. Bruce Lindsay will consult with Jeff to include security tips in the monthly newsletter for homeowners to consider.
4. Security checks being done every night on the clubhouse. 5. Need to look at security lighting at the clubhouse.

HOA QUESTIONS: Bruce Lindsay - 1. Request for a copy of the CAM contract. *(Cory complied and sent a copy to each Board Member).*
2. Request permission to select a new name for the newsletter. Request approved.

SOCIAL ACTIVITIES UPDATE: Carla Peay - Bunko is well received and successful. Carla would like another facilitator for this activity. Several new activities are being considered to be offered over the summer. Neighbors are staying and visiting after the dinners and Bunko, helping to create a community atmosphere.
Next Bunko - April 3. Next Dinner April 8.

OTHER COMMENTS: Stan Engh -
FLOODING ISSUE: Lot #33 had flooding and damage from the sprinkler system. we may need to cover the cost of that through insurance.
RESERVE STUDY: Discussion on when we should do another Reserve Study that is recommended every 6 years. The cost would be $1,700.00 from GeoReserves.
Adam Witt agreed to research other companies willing to give us a bid on a reserve study.

ASSIGNMENTS:
1. Jeff Snow assigned to review the Emergency Preparedness proposal and work with Karen Cleverly and Marcia Brown to create a presentation for the next Board meeting.
2. The ARC committee, under the direction of Lindsey Dover, will create a document detailing the acceptable standards for proposed changes in architecture and landscape. Report at next Board Meeting.
3. Bruce Lindsay, Adam Witt, Jeff Snow and Karen Hayes assigned to review the rules we have and make sure all needed rules are included.
Report at next Board Meeting.
4. Adam Witt assigned to get Reserve Study bids from other companies for us to consider. Report at next Board Meeting.

ADJOURN: Stan Engh ***TIME: 8:40 pm***