

ReR Silver Creek Townhomes
BOARD OF DIRECTORS MEETING
Silver Creek Clubhouse 1732 W 540 N St. George UT 84770
Thursday May 16, 2024 | 6:30pm

Minutes

Board Member Attendees:

Board Members Present: Stan Engh, Hans Kuhni, Karen Hayes, Carol Stauffer, Lindsey Dover, Carla Peay, Jeff Snow, Adam Witt **Attending via Zoom:** Bruce Lindsay

CAM Representative: Cory Blackburn **Homeowner Attendees:** *Please see the attached list of Homeowner Attendees.*

WELCOME AND CALL TO ORDER: Stan Engh, Board President **TIME: 6:35**

I. HOMEOWNERS OPEN FORUM: (2 minutes per lot)

Gary Bole #160 - Landscaping changes that infringed upon his home's privacy - requested HOA pay for the replacement of shrubs - copy of letter of request presented to Board. **Tom Bandley #4** - Thank you for all the work that has been done to improve the clubhouse and pool areas. **Joe Merino #20** - Referred to Water Conservancy District guidance document and commented his lawn has never looked worse, sprinkler heads are not watering equally. **Cal Loe #128** - concerned that homeowners do not have to be present to use the pool - asked how are we monitoring the pool area, also voiced complaints about CAM management. **Alan Christensen #84**, pool use needs clarification. **Bonnie Gorney #148** - Felt she was singled out unfairly for violation letters on her flag and the hose reel mounted on her house.

II. BOARD BUSINESS:

1. Approve Minutes of April 18, 2024 Board Meeting: *Motion to Approve- Jeff Snow; Second - Adam Witt; Vote: Approved* **Note: No Board Actions Taken Without a Meeting this month.**

2. Discussion and Vote on the new Pool Rules Proposal sent to Homeowners with the May Newsletter

Jeff Snow and Adam Witt led this discussion: This proposal was created to make the pool available to homeowners and their guests and prevent those not authorized from using the pool. Discussion of the proposed Pool Rules and the intended responsibilities of both Homeowners and Guests.

Motion to Approve the new Pool Rules Proposal - Karen Hayes; Second - Lindsey Dover; Vote: Unanimous, Motion Approved.

These Pool Rules will replace previous rules and be posted on the portal and in the Pool areas.

III. BOARD ASSIGNMENT REPORTS:

1. Review of Proposed Architectural Review Process and Documentation: Hans Kuhni led the discussion on the need for this process of ARC guidelines, based on the principles outlined in Article IV of the CC&R's. An ARA (Architectural Review Application) must be submitted through CAM for any landscaping or architectural changes and be approved by the ACC before any work is done. The goal is to ensure our community maintains value. The ARC (Review Committee) will **ASSIST** the homeowner to ensure the ARA is complete, and **ASSIGN A DATE** to the ARA for the ACC (Architectural Control Committee - The Board) to issue approval. **This proposed Architectural Review Process and Documentation Proposal will be sent by email to homeowners for their information and comment.**

The Board will vote by email on May 24, 2024 to approve or not approve this proposal.

Note: Leann Boyd - #159, mentioned she felt singled out by this discussion and frustrated that no member of the Board has come to discuss their project and give direction.

Stan assured her that the Board plans to meet with the Boyd family soon to give direction.

IV. BOARD UPDATES & CONCERNS:

1. Review of ARC Requests:

-Unit 146 - Backyard was overwatered and wants new sod put in by HOA. **Motion to Deny the request: Carol Stauffer; Second: Hans Kuhni; Vote: Motion Denied.**

-Unit 56 - Application to take out side yard grass and put in rock to match the landscaping on the connecting lot behind. **Request Tabled for lack of complete information.**

-Units - 158 & 159 - Request for new, matching powder-coated gates to be attached to the new wall dividing these two units. **Motion to approve: Jeff Snow. No Second. Vote Unanimous. Request Approved.** Both Residents

will be notified in writing on the portal.

-Unit 50 - Chad Hansen presented his request to enclose his backyard the brick walls on the sides and back of his lot. Chad stated his frustration of why he was not contacted by anyone on the Board with concerns before the work on the wall was started or completed. Chad stated he was willing to do whatever the Board deemed necessary to correct any problem with the wall, and requested the Board communicate with him on what is needed. **Motion to leave the wall: Carol Stauffer; Second: Karen Hayes: Vote to Approve: 2, Vote to Deny: 3. Motion Denied.**

The Board chose to table this issue until an evaluation can be made by a recommended brick mason. Chad asked for and was given the name of a professional brick mason who could evaluate the wall and make recommendations for the Board to consider.

2. ARC Committee Change: *Stan Engh* - Adam Witt will now oversee the ARC committee. Lindsey Dover will remain on the ARC committee. Adam was charged with finishing the ARC standards document. Adam was also asked to assist Chad Hansen (#50) with evaluating the wall extension, and also evaluating the back wall on unit #158.

3. Landscape Update: *Stan Engh*

a. Bid to fix erosion of hillside jeopardizing back wall of Unit #33: The \$11,000 Bid we have now does not include if the wall falls down. Hans and Stan are considering other possible options.

b. Report of Bid and Homeowner Consent needed to remove grass on limited common areas of 10 lots: Stan will move forward only if he has the support of the Board. The Board agreed that he should move forward with homeowners' approval and also assure the guarantee of refund to cover cost. This will be addressed at the next Board meeting.

4. Financial Status Update: *Karen Hayes* - House in foreclosure is now sold and back fees will come soon. Invoice received from the Miller Attorney hired last year to revise the Governing Documents. \$8,900 spent this year for sprinkler repair invoices from Montiel. We need to get a handle on sprinkler system. Hans Kuhni proposed a possible solution: Hire a professional sprinkler design manager to assess our situation. Possibly hire another provider to maintain sprinklers and keep Montiel for mowing & trimming.

5. Security Update: *Jeff Snow* - New pool lights have been installed as a result of the work Hans Kuhni has done. Thank-you Hans.

6. Clubhouse Update: *Adam Witt* - also: Fiber Optic Internet proposal from InfoWest - The Board gave approval to have InfoWest come and present their proposal at the next meeting.

7. Social Activities Update: *Carla Peay* - Julie Gill has been covering for Barbara Loe on the Clubhouse dinners. We need to have another person head this as Julie is the Clubhouse Reservation Scheduler.

8. Governing Documents Update: *Hans Kuhni* - Expressed the need to evaluate HOA Violation Letters and Fines Policy.

9. Housekeeping Items: *Carol Stauffer* - Board agreed to renew and pay for Zoom Account due in June; Needed HOA paper files will be stored and locked in the Clubhouse filing cabinet. Stan has the keys.

VI. ASSIGNMENTS:

1. Adam Witt & ARC - Finish ARC Standards document to be presented at the June Board Meeting.

2. Adam Witt - . Assist Chad Hansen (#50) with evaluating the wall extension, and also evaluating the back wall on unit #158.

3. All Board Members - consider how we want to do landscaping next year. Montiel contract expires July 31, 2024.

4. Stan Engh - Obtain Homeowner Consent to remove grass on 10 lots and assure refund money will be available.

5. Hans Kuhni and Stan Engh - contact CAM on the Miller Attorney invoice.

6. Hans Kuhni - Present evaluation and recommendations of Violation Letters and Fines Policies.

7. Adam Witt - Update the Calendar on the Portal

8. Karen Hayes - check into the reimbursement of fees owed to HOA with the sale of Unit #60.

ADJOURN: *Stan Engh, Board President* **Time: 9:27**

Silver Creek Board Meeting - May 16, 2024

Homeowner Attendees:

Homeowners Present:

#55 - Bob Scott;
#8 - Tom Bandlely;
#73 - Kathy Snow;
#160 - Gary & Irene Bole;
#148 - Bonnie Gorney;
#101 - Nancy Smith;
#48 - Sylvia Hopkinson;
#92 - LaRae Gibbons;
#4 - Bruce Carter;
#24 - Val Carter;
#25 - Jim & JoAnn Caster;
#85 - Joy Judd;
#50 - Chad Hansen;
#20 - Joe Merino;
#95 - Ed Silver;
#140 - Sidney Creer;
#159 - Alex & Leann Boyd;
#115 - Shelly Pierce;
#84 - Alan Christensen;
#149 - John Vuich;
#108 - Dick Buck;
#128 - Cal Loe;

Homeowners Attending via Zoom:

#70 - Sherri Burmester;
#33 - Barbara DeBry;
#66 - Balinda Earl;
#144 - Shari Lindsay;
#78 - Christine E.
? - LD