

Silver Creek Townhomes HOA
BOARD OF DIRECTORS MEETING
Silver Creek Clubhouse 1732 W 540 N St. George UT 84770
Thursday June 20, 2024 | 6:30pm

Minutes

ATTENDEES

Board Member Attendees:

Board Members Present: Stan Engh, Karen Hayes, Carol Stauffer, Bruce Lindsay Carla Peay, Jeff Snow, Adam Witt

Absent: Hans Kuhni, Lindsey Dover

CAM Representative: Cory Blackburn

Homeowner Attendees: **Homeowners Present** - Bob Scott- #55; Kathy Snow- #73; Jim & Joann Caster- #25 ;Joy Judd- #85; Joe & Georgia Merino -#20; Balinda Earl -#66; Barbara Pack -#7; Jan Petersen- #66; Jenn Petersen- #66; Karen Cleverly- #125; Bill & Marcia Brown -#17.

Homeowners Attending via Zoom - Sherri Burmester -#70; Melinda Bandlely -#8; Shari Lindsay -#144; Dan Gill #43; Val Carter -#24; Bruce ? - #?

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

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

Bob Scott #55: ARC too restrictive to back yards. Adam Witt assigned to follow-up.

Bill & Marcia Brown #17: Bushes need to be trimmed. Weeds everywhere. Answer from Stan Engh: Trimming starts in winter. Montiel is informed and work is in progress.

Joe & Georgia Merino #20: Backyard shrubs were trimmed and ruined after we asked not to have them trimmed. Answer from Stan: Landscape request need to be made on portal online. Question: Why are backyard gardens prohibited in CCRs? Adam Witt assigned to follow-up to research the reason for the CC&R restrictions on gardens.

Jan Petersen. #65: Asked if gardens are prohibited in backyards.

Jenn Petersen #65: What should we do when we see a lot of water in yards or running down the street? Answer from Stan: Report as landscape issue on CAM portal.

Barbara Pack #7: Report of water gushing down street but could not find the source. Sprinklers may be on when they should not be.

Karen Cleverly #125: Sprinkler clock was turned off. When sprinklers are turned off, homeowner needs to be notified. Stan will follow up.

Barbara Pack #7: Concern that sprinklers at #7 come on at 3:00 pm. Also - When is the pool cleaned? Jeff Snow answer: Schedule will be MWF 4-6 pm. Homeowners welcome to help clean debris from pool if they would like.

II. BOARD BUSINESS:

1. Minutes of Board Meeting held May 16, 2024: Motion to Approve -Jeff Snow; Second-Bruce Lindsay. **Minutes Approved by unanimous vote.**

2. Board Actions Taken Without a Meeting since May 16, 2024 - Ratify: Proposed Architectural Review Process approved unanimously by Board email vote on May 25, 2024. **Move to ratify: Adam Witt; Second: Karen Hayes. Board vote: unanimous.**

3. Vote to approve 3 Fine Letter proposals from Hans Kuhni. Motion to Approve: Carol Stauffer; Second: Bruce Lindsay; Vote to Approve - unanimous.

4. Note: Pool Rules approved at the May 16, 2024 meeting are now posted on the HOA Portal under Documents > Governing Documents.

III. BOARD ASSIGNMENT REPORTS:

1. Report on Proposed ARC Standards Document: Adam Witt - Work on this document is in progress.

2. Report on Unit #50 Wall Evaluation and Recommendation: Adam Witt - **Recommended Action:** Refund the fine paid by unit #50 and allow funds to be applied to the following corrections that are needed: Require unit #50 to repair misaligned pilasters on the corners of the walls and remove added bricks above the capstone on the west wall; paint walls as required to meet HOA standards. Any additional work must be submitted to ARC for approval. Motion to accept the recommended action: Adam Witt; Second: Jeff Snow. **Majority of Board voted to accept this recommended action.**

3. Discussion of Landscaping Contract for next year. Montiel contract expires July 31, 2024: Adam Witt and Karen Hayes assigned to contact other landscapers for bids to consider.

4. Report on options to fix erosion of hillside jeopardizing back wall of Unit #33: Stan Engh and Adam Witt - Bid from Montiel: \$6,000 to replace soil behind the wall. Bid from Felix Sotello: \$5,300 to replace soil behind the wall and build a retaining wall behind the existing wall. **Motion to accept bid from Felix Sotello: Jeff Snow. Second: Bruce Lindsay. Vote to accept Sotello bid: unanimous.**

5. Report of Bid and Homeowner Consent needed to remove grass on limited common areas of 9 lots (Lots # 8,9,10,11,12, and 24,32,33,34): Stan Engh

Only four homeowners have responded to approve. *We will continue the discussion at the July Board Meeting, and vote if all bid information and approvals are in place.*

6. Report on status of Miller Harrison Attorney invoices: Stan Engh

CCR's Final Draft Invoice: The Board needs clarification on when this draft was sent. A final draft was not accepted by vote by the Board. **Precise Invoice:** This invoice seems to be a conflict of interest for Miller Harrison and CAM. Cory Blackburn offered to follow up on both of these invoices.

IV. OTHER BOARD UPDATES & CONCERNS:

1. ARC Requests Update: Adam Witt -

a. #158 - request for rock work on the side of her house. **Motion to approve: Adam Witt. Second: Carla. Vote to approve - unanimous**

b. #65 - request to re-landscape front yard: take out all grass replace with rocks and trees & shrubs. **Motion to approve: Adam Witt; Second: Jeff Snow. Vote to approve - unanimous.**

c. #131 - request to cement in a narrow strip on the side of the house to the road. **Motion to approve: Adam Witt. Second: Jeff Snow. Vote to approve - unanimous.**

2. Financials Update: Karen Hayes -

a. **Status of reimbursement of late fees:** Late fees were not assessed on sale of Unit #60.

b. **Late Fees:** CAM has now been instructed to assess late fees on HOA monthly dues.

c. **CD Status:** One of the Reserve CDs has been reinvested at higher interest rate.

d. **Landscaping Complaints.** Homeowners complaining about dry lawns. Stan is working with Montiel on this.

e. **Question on changes in operating costs.** Discussion on why these costs are increasing and possible solutions.

f. **Utility bills are not being recorded properly by CAM:** Cory Blackburn will investigate.

g. **The Water Dept. Pool Charge:** The Water Department is being paid to do water testing, not Johansen Pools.

3. Clubhouse & Security Update: Jeff Snow -

a. **Recommendations for Pool and Clubhouse Security Committee Members** - in progress. Recommended names will be sent to board members by email for approval.

b. **Report on pool upgrade project** -Hans has done a fantastic job! Waterfall now comes on at 9:00 am - off at 9:00 pm. All lights now working now in the clubhouse and pools. The outdoor pool is beautiful at night.

c. **Clubhouse Front Door Security:** Proposals are in progress for security of clubhouse front door.

d. **Question about Triage process of CAM work requests** - Answer from Cory Blackburn: Board members can find all the work orders, requests, invoices, etc. posted on the portal.

4. Communications Concerns: Bruce Lindsay

a. **Pool Signage Bid** - Bid for the Registration Table Sign was from Rainbow Sign and Banner and has been sent by email to all Board Members. A second sign with rules from the State Board of Health can be purchased. **Motion to approve the purchase and installation of both signs: Jeff Snow; Second: Karen Hayes. Vote to approve: unanimous.**

b. **Resolution Proposal:** Resolution to assign a board member to follow up on homeowner comments made during board meetings- **Resolution accepted by unanimous vote of the Board.**

5. Social Activities Update: Carla Peay -

a. **Summer Potluck Dinners:** The June Potluck Dinner was very successful, with about 40 people attending. The July Potluck is scheduled for July 15th, in conjunction with the Ice Cream Social. A third Summer Potluck Dinner is scheduled for Aug.12th.

b. **Sit & Chat & Finish That:** This activity will move to the clubhouse starting in August. Julie Gill will be in charge. Details TBA.

c. **HOA Sponsored Potluck Dinners** will begin again in September. Details TBA.

VI. ASSIGNMENTS:

1. Hans Kuhni: Report on recommendations for Violation Letters and Fines at July Board Meeting.

2. **Karen Hayes:** Keep track of cost of all chemicals & supplies for the pools for the rest of the year.
3. **Jeff Snow:** Provide bid proposals for the security of the main Clubhouse door at the July Board Meeting.
4. **Adam Witt:** Create a document for homeowners to sign verifying any future xeriscaping changes made to lots that will be reimbursed by the state or county.
5. **Cory Blackburn:** Investigate/Negotiate with Miller Harrison on the two invoices we have received.
6. **Cory Blackburn:** Create a folder under Governing Documents on the Portal for HOA Board Resolutions.

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