

Silver Creek Townhomes HOA
BOARD OF DIRECTORS MEETING
Silver Creek Clubhouse 1732 W 540 N St. George UT 84770
Thursday July 18, 2024 | 6:30pm

Minutes

ATTENDEES

Board Member Attendees:

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

CAM Representative: Cory Blackburn

Homeowner Attendees: Homeowners Present - Kathy Snow- #73; Balinda Earl- #66; Jan Petersen- #65; Jenn Petersen- #65; Bill Brown- #17; Juhn Vuich-#149; Christine Engh-#78

Attendees via Zoom - Shari Lindsay; Barb Debry; Jim Caster; Deanne; Ray; Maureen Vowles; Bruce; Val Carter.

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

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

1- Jenn Petersen #65 - Question on how CAM verifies and reports that work requests are completed..

Response from Cory Blackburn and Stan Engh: We take vendor's word that it is done.

If homeowner is not satisfied, they should post another request to explain the problem.

2- Jenn Petersen #65- Question:

When landscapers notice a problem with dead plants or sprinkler system, do they take care of it?

Response from Stan Engh: Montiel Landscapers take care of sprinklers. Homeowners responsible to remove dead plants.

3- Carol Burmester #80 - Question on who is responsible for weeds in curbing area of front yards.

Response from Stan Engh: Montiel Landscapers spray for weeds in all areas of front yards.

Homeowners submit request on CAM portal if weeds are a problem in front yards.

4- Bill Brown #17 - Request for clarification of what homeowners are allowed to do in their backyards, and the backyard maintenance responsibility of the homeowner.

Response from Adam Witt:

We are creating a document to state things the homeowner can do without submitting an ARC request.

5- Jan Petersen #65 -

Requested all homeowners report to Stan Engh of sprinklers running or water running in gutters during the day.

6- Lindsey Dover #106 - Concern with speeding on Private Street. Requested consideration of larger signs.

II. Follow-up on Homeowner Concerns from last Board Meeting:

1- ARC is too restrictive to backyards. Why are backyard gardens prohibited in the CC&Rs?

Follow-up: Adam Witt - Work continues on a draft to approve specific backyard gardening as per CC&Rs Article 8, Section 8.

Stan Engh: Until all lists are available of what is permissible, all changes need to be approved through the ACC.

2- Complaint that sprinkler clock turned off without homeowner's knowledge.

Follow-up completed -Stan Engh Homeowner should be notified when changes are made to sprinkler systems.

3- Sprinklers turn on at Unit #7 in middle of afternoon. Follow-up & correction completed -Stan Engh

4- Landscaping: Bushes not trimmed and weeds not controlled. **Follow-up with Montiel completed - Stan Engh**
Discussion Note to Homeowners: Homeowners should post a Service Request on the CAM portal for landscaping problems, and/or to report excessive water pooling in yards or running down gutters.

Discussion Note to Board: An arbor was built on neighbor's lot behind unit #78, but it was not approved. Adam Witt assigned to talk to the neighbor to assess the problem.

III. BOARD BUSINESS:

1. Approve Minutes of Board Meeting held June 20, 2024:

Motion - Jeff Snow, Second -Bruce Lindsay, Approved by unanimous vote.

2. Board Actions Taken Without a Meeting since June 20, 2024

a. Board Approved a letter addressing landscape corrections for Unit #159 by email vote July 11, 2024.

IV. BOARD ASSIGNMENT REPORTS:

1. Jeff Snow - Report on proposals for the security of the Clubhouse Main Door

Proposal to change the clubhouse main door lock.

Homeowners will use their key fob to the pool door entry to access the pool and clubhouse.

Main door to clubhouse will only be open for events held in the clubhouse.

Bid for lock change will be provided to the Board by August 8th, 2024.

2. Adam Witt - Report on Proposed ARC Documents

a. **ARC Standards** - work still in progress.

b. **Verification of xeriscape changes to lots reimbursed by the county or state** - work in progress.

3. Adam Witt - Report of work completed on Unit #50 Walls, and Unit #33 Wall Reinforcement.

4. Stan Engh - Report on Homeowner Consent to remove grass on limited common areas of 10 lots.

Six of the ten homeowners have approved this project.

Project must be completed by February 2025 to qualify for county reimbursement.

5. Karen Hayes & Adam Witt - Report on Landscaping Contract options for next year

Board members will be notified of bid options before the end of July.

6. Cory Blackburn - Report on status of Miller Harrison Attorney invoices

CC&R Invoice: Message left that we will not pay for CC&R work.

Precise Invoice: We need a note from CAM on why this was approved without notice to the board.

7. Cory Blackburn - Report on the location of Board Resolutions on the CAM portal

Resolutions are now in a folder on the portal under Governing Documents.

V. OTHER BOARD UPDATES & CONCERNS:

1. Social Activities Update - Carla Peay

a. **Community Dinners:** July Potluck Social was attended by 24 homeowners.

August Potluck Social scheduled for Aug. 12th. Monthly HOA Dinners will begin in September.

b. **Sit and Chat** will start in August, time and date TBA.

c. **Bunko Night** scheduled for Aug 2nd and September 9th.

2. Clubhouse & Security Update - Jeff Snow

a. **Pool/Clubhouse Security Committee Member Recommendations**

Names of proposed committee members will be sent by email to Board Members for approval.

b. **Back gate to outdoor pool area is an exit-only gate.** Key-fob door is the only access to both pool areas.

Discussion of the security issues of this gate.

c. **New Pool Rules Signage** - Utah state laws sign & Basic rules signs are done and will be mounted.

3. ARC Concerns - Adam Witt

a. **ARC Request** - Small front lawn of Unit #112 is dead. Homeowner requests HOA replace the lawn with rocks.

4. Financials Update - Karen Hayes

a. **Budget for 2025** - Need to increase funds available to finance the maintenance of our property.

b. **Reserve Study** - Stan will send the new reserve study to Board Members for budgeting guidance.

d. **Loss-Assessment Insurance** - Homeowners need to ensure Loss-Assessment Coverage is included in their Homeowners Insurance. Bruce can put a reminder in the newsletter.

e. **Utility Bill Concern** - Karen's Spreadsheet show that utility bills are inconsistent with what CAM is paying.

5. Landscape Concerns - Stan Engh

a. **Palm Tree Maintenance** - Need bid options for trimming the palm trees around the pool.

VI. ASSIGNMENTS:

1. Hans Kuhn: Present recommendations for Violation Letters and Fines at August Board Meeting.

2. Stan Engh: Bid options for trimming palm trees around the pool.

3. Jeff Snow: Provide bid proposals for main Clubhouse door security at August Board Meeting.

4. Adam Witt: Document for homeowners verifying xeriscaping changes made to lots reimbursed by the state.

5. Adam Witt: Resolution proposal to approve specific backyard gardening as per CC&Rs Article 8.

6. Cory Blackburn: Report on Negotiations with Miller Harrison on two invoices.

7. Bruce Lindsay: Newsletter reminder of need for Homeowner Loss-Assessment insurance coverage.

ADJOURN: Stan Engh, Board President

TIME: 8:34 pm

