Silver Creek Townhomes HOA
BOARD OF DIRECTORS MEETING
Silver Creek Clubhouse 1732 W 540 N St. George UT 84770
Thursday September 19, 2024 | 6:30pm

Minutes

ATTENDEES
Board Member Attendees:
Board Members Present: Adam Witt, Karen Hayes, Carol Stauffer, Jeff Snow, Bruce Lindsay, Carla Peay
Absent: Lindsey Dover
CAM Representative: Cory Blackburn
Homeowner Attendees:
Homeowners Present - Bob and Linda Scott, Barbara DeBry, Julie Mickelson, Leann Boyd, Sylvia Hopkinson, Jen Pfaff, Jan Petersen, Neal Nuttall, Balinda Earl, Val Carter, Bruce Carter, Stan Engh, Tom Bandley, Cal Loe, Roene Wilkinson, Sherri Burmester, Chad Hansen
Attendees via Zoom - Deanne, LaRae Gibbons, Maureen Vowels, Shari Lindsay

WELCOME AND CALL TO ORDER: *Adam Witt, Acting Board President -* ***Time: 6:31 pm***

I. HOMEOWNERS OPEN FORUM: *(2 minutes per lot)*
Julie Mickelson: Question on why two members of the Board resigned in one week. *(Adam Witt response: They both cited "for personal reason"s in their resignation letters.*
Sylvia Hopkinson: Landscape issue -Front yard lawn died last summer and is dead again this year. not fair to homeowner that they have to pay to replace lawn every year. Need better communication with landscaper. ALSO, Dues- Rumored $50.00 increase is too much for many of the residents.
Roene Wilknson: State law says HOA fees can only raise dues a certain amount. *Bruce, Adam & Karen response: Dues will need to be raised, but amount has not been determined and homeowners will be advised in advance. We are considering all aspects of this issue. Budget has not been approved yet.*
Julie Mickelson: Question on limited common area and what can be done in backyards. Adam response: backyard is limited common area and an ARC is required for any modifications.
Stan Engh: Explained he resigned because the position became too personal. Stated that the rules in place need to be enforced or changed or thrown out. Expressed his frustration that rules were not understood or enforced. Explained that this board has restated the rules this year to make them clearer and easier to enforce. Stated he did some things in an effort to get the neighborhood to understand his frustrations. He just did things but never received a violation letter, except when he requested one. Two months ago, he was very frustrated again and he apologized that his wife posted their home for rent on the internet which he knew was not doable, but he supported his wife's efforts to try to get a violation letter. The result was a lot of gossip in the neighborhood and it became personal. Requested that by the next Board Meeting he would like a letter from the Board stating how the rules are going to be followed.
Tom Bandley: Stated that gossip is a problem in this neighborhood, always alleging "people say..." but there is never a name to it. Also - Dues could be raised $10.00, but $50.00 is too much.
Response: Bruce - Need to understand that this Board is not the perpetrators of gossip.
Barbara DeBry: Thanked the Board for getting her back yard repaired.
Balinda Earl: Stated she has not noticed a lot of gossip. She is just concerned that her neighbors are ok.
Cal Loe: Requested the Board focus on the financial responsibilities of the community, especially maintaining the HOA Reserve funding. Roads should be done every three years. This is the third year.

II. Follow-up on Homeowner Concerns from last Board Meeting:
1- Tom Bandley #8 - Concern for the maintenance of the water drains at the end of the lower cul-de-sac. ***Follow-up: Adam Witt*** *-checked with the city to see who is responsible for this maintenance. It is our job as a community to keep drains cleared. Tom is concerned about deep clogging below the surface.*
2- Julie Mickelson #72 - Swim Pool Activity Schedule Proposal. ***Follow-up: Bruce Lindsay - See Section IV. 2. reported below***
3- Balinda Earl #66 - Concern with speeding on the roads. ***Follow-up: Adam Witt*** *-possible solutions under consideration.*
4- Bill Brown #17- Request for clarification of what homeowners are allowed to do in their backyards.

Follow-up: Adam Witt - (See Section IV. 3. c. reported below

III. BOARD BUSINESS:

1. Approve Minutes of Board Meeting held August 15, 2024: ***Motion made to approve and seconded. Vote to Approve unanimous.***

IV. BOARD ASSIGNMENT REPORTS:

1. Report on status of Miller Harrison Attorney invoices: *Cory Blackburn*

Attorney insists we owe the money. Cory will arrange a conference call with Adam to talk with them.

2. Report on Swim Pool Activity Schedule Proposal: *Bruce Lindsay*

Board discussed the following adjustments to the proposal submitted by homeowners:

Lap Swimming & Lap Walking: 8:00 am - 9:15 am Mondays-Fridays (Holidays Excepted)

Water Aerobics: 9:15-10:30 am Mondays-Fridays (Holidays Excepted)

Bruce made motion to approve, Adam seconded, Board vote to approve - unanimous.

3. Report on Proposed ARC Documents: *Adam Witt*

a. ARC Standards - *This document is being developed. Carol volunteered to help.*

b. Proposal for board resolution to grant approval for specific types of backyard gardening as per CC&Rs Article 8, Section 8. - *This resolution is in process.*

V. OTHER BOARD UPDATES & CONCERNS:

1. Social Activities Update: *Carla Peay*

a. Bunko - First Wednesdays - next scheduled October 2nd.
b. HOA Dinners - Second Mondays - next scheduled Oct. 7th.
c. Sit & Chat & Finish That - Third Wednesdays - next scheduled Oct. 16th

2. Clubhouse & Security Update: *Jeff Snow*

a. *Jeff does a security drive through the neighborhood on most nights.*
b. *Johannsen's Pool Service has the pools in good condition now.*
c. *Bathroom countertops have been replaced.*
d. *Bathroom are professionally cleaned on Thursdays.*
e. *An Emergency Preparedness meeting will be held after the HOA Dinner on October 7th.*

3. ARC Concerns and New Requests: *Adam Witt*

a. *Unit #156 wants new house numbers - A photo of the proposed replacements was discussed. A motion was made and seconded to deny the option submitted because of style being out of place with our other homes. Board will allow black or gold in the same size as other house numbers.*
b. *Unit #91 wants to extend patio in backyard 15 inches - Board approved this request.*

4. Financials Update: *Karen Hayes*

a. *We are working within our budget but spent a lot of our reserves - reserves need to be replaced.*
b. *We are working on the budget for next year and considering every way possible to keep expenses down.*

5. Landscaping Committee Update: *Karen Hayes and Adam Witt*

a. *Montiel - appreciates more direction. Jim Caster will join Jan and Jen as liaisons to work with Montiel.*
b. *Carla will organize a neighborhood cleanup activity.*

6. Communications Concerns: *Bruce Lindsay*

a. *The Board needs to investigate the allegations made by Stan of homes being rented in Silvercreek.*

VI. ASSIGNMENTS:

Adam Witt - follow-up on allegations of homes being rented in the Silvercreek community.
Carla Peay - plan a neighborhood cleanup activity next month.

ADJOURN: *Adam Witt, Acting Board President* *Time: 7:47pm*