

SILVER CREEK TOWNHOMES
BOARD OF DIRECTORS MEETING
Silver Creek Clubhouse 1732 W 540 North St. George, UT 84770
Wednesday June 18, 2025 | 6:30 pm

MINUTES

OPEN SESSION CALLED TO ORDER: *Adam Witt Time 6:30 pm*

OPEN SESSION ATTENDEES:

Board Members in Attendance– Adam Witt, Neal Nuttall, Bruce Lindsay, Karen Hayes, Carol Stauffer, Jeff Snow, Hans Kuhni, Carla Peay. **Attending via Zoom** – Matt Schwenk.

Homeowners in Attendance– Joy Judd, Jan Petersen, Jennifer Pfaff, Chiranjeevi Allada, Kathy Snow, Deanne Nuttall, Mike & Nancy Easton, Ray Robertson, Peggy Rounds, Cal Loe. **Visitors:** Steve Chandler, Faye Richman.

Attending via Zoom – Shelly Pierce, Robert Bromley, Chad, Maureen Vowels. **Zoom Facilitator** – Sidra Witt

I. HOMEOWNERS OPEN FORUM: (2 minutes per lot) No Homeowners addressed the Board in the time allotted.

II. BOARD BUSINESS:

A. Board Action: Motion to Approve Board Meeting Minutes of May 15, 2025. Approved unanimously.

III. BOARD REPORTS:

A. President's Report – Adam Witt

1. **IT Concerns:** In collaboration with Hans and Raymond, we are working on having the Governing Documents and Rules consolidated into one easy to find location on the website for Homeowners to access.
2. **Indoor Pool Room Repair Update:** Outdoor work is now complete with a French drain and concrete skirt to prevent water build-up against the wall. Indoor wall will be completed within the next week to 10 days. The work has come in under the budget approved at the May Board Meeting.

B. Clubhouse & Security: Jeff Snow

1. **New Clubhouse Furniture:** The Clubhouse has a new couch and other needed items donated by Roene Wilkinson, a long-time homeowner who has recently moved. We express our thanks to her and we are enjoying the welcoming atmosphere this adds to our Clubhouse.
2. **Clubhouse Entry Locks:** The Clubhouse front entry door lock needs to be changed to provide better security to the Clubhouse and Pool Areas. This change will require homeowners and guests to enter the Clubhouse and Pools through the Inside Pool electronic door using their Pool Door Fob. This change will allow the Security Committee to have a record of all who enter our facilities. Further details will be discussed and voted on at the July 2025 Board Meeting.
3. **Request for Additional Signage for Pools:** A Homeowner recommended having a sign made stating that no flipping is allowed off the rocks into the outdoor pool. The Board decided that no action is needed at this time. The current signage clearly states swimmers use the pools at their own risk and diving is not allowed.

C. Governance: Hans Kuhni

1. **Report on Road Resurfacing Project:** Contracted work is done. **Board Action:** Hans recommended a 40 foot extension to cover the area of the original Phase 1 to extend in front of Unit 1 & the mailboxes at a cost of an additional \$4,500.00. Motion was made and vote to approve additional road work and cost was unanimous.
2. **Report on 5-Year Priority List of Common Area Projects:** Postponed to a later Board Meeting.
3. **Governing Document & Rules:** Proposal to create a clear, concise document of all the current Rules, ensure they are compliant with the all laws and Governing Documents, and make them available to all Homeowners.
4. **Board Action:** Motion made for Hans to create and bring to the board a document of all the current rules in one clear and concise document. Board Vote – Approved Unanimously.

D. Landscape & Water Concerns: *Neal Nuttall*

1. **Report on Palm tree trimming and Plum tree work:** All palms trimmed & completed. 23 plum trees removed.
2. **Landscaping - Sprinkler Systems:** Irrigation timers/control boxes – amount of water needed varies by lot.
3. **Vandalism Issue:** - Timer boxes are being changed/turned off. Proposal to make a rule that homeowners do not change the timer box. Hans will include this in the rules document he will create for approval at our next meeting. A recommendation was made to hire a separate Irrigation Contractor to monitor the timer boxes. The Board agreed to solicit bids for an Irrigation Contractor for the Board to consider at our next meeting.

E. Communications/Parliamentarian Concerns: *Bruce Lindsay*

1. **Parliamentarian's Minute:** Tips for more successful Board Meetings emailed to all Board Members.
2. **Follow-up on Homeowner Concern:** Bruce read the following Board response to a Homeowner concern from the February 2025 Board Meeting on the CC&R wording about monthly assessment increases:
"The Board of Trustees thanks the owner of Unit 115 for her engagement with the Association's governing documents. The Board believes the provisions she cites continue to be appropriate for the responsible and prudent management of the Association. The Board respectfully denies her request that it engage in any attempt to amend the Declaration at this time."
***Board Action:** Board Vote to accept this formal response – Vote to accept unanimous.*
3. **Newsletter Items:** Board members were invited to submit items for the July 2025 Newsletter.

F. Social Activities: *Carla Peay*

1. **July Social Activities:**
 - a. Bunko Night Cancelled for July and Community Potluck Dinner Cancelled for July.
 - b. Possible Bingo Night and Ice Cream Social in July around July 14-19th.

G. Housekeeping Items: *Carol Stauffer*

1. **Unit Transfers:** Current homes for sale: Units #17, #67, #68. Under contract: Units #94 & #158.
2. **Recently Sold/New Owners:** Unit #16/Chiranjeevi & Charity Allada. Unit #77/Curtis & Carla Peay.
3. **Current Pool Rules:** Action needed to update, sign and date these rules.

H. Financial Report: *Karen Hayes*

1. **Homeowner Water Features & Hot Tubs:** Demands on water usage was deemed minimal at this time, and no action is needed.
2. **Reserves:** The \$131,000 needed from reserves for the roads will take most of our available reserves.
3. **Account Changes:** All Operating money is now in our Alliance Bank Account, and checks should be received by vendors within a 2-week window. All Reserves will be sent to and paid from our America First Credit Union account.
4. **Monthly Assessment Accounts in Arrears:** Late Fees will be charged, but no other action will be taken on Homeowners behind on monthly assessments until 90 days in arrears.

I. ARC Report: *Matt Schwenk*

1. New ARC Requests
 - a. Unit 43 Request for approval of new Railing for front steps. Motion to approve - Vote Unanimous.
 - b. Unit 154 Request to install a flag bracket. Motion to approve – Vote Unanimous.
 - c. A question on the request for an addition of landscape rocks for Unit 144. Matt will follow-up.

OPEN SESSION ADJOURNED: *Time - 7:25 pm*