SILVER CREEK TOWNHOMES BOARD MEETINGS
Silver Creek Clubhouse 1732 W 540 North St. George, UT 84770
Thursday, September 18, 2025 | 6:30 pm

MINUTES

OPEN MEETING SESSION CALLED TO ORDER: *Adam Witt* *Time 6:35 pm*

ATTENDEES:
Board Members in Attendance– Adam Witt, Neal Nuttall, Karen Hayes, Carol Stauffer, Jeff Snow, Hans Kuhni. **Attending via Zoom:** Bruce Lindsay. **Absent & Excused:** Matt Schwenk.
Homeowners in Attendance – Deanne Nuttall, Barbara DeBry, Tom Bandley
Attending via Zoom – Ray Robertson, Maureen Vowles, Balinda Earl, Val Carter. **Zoom Facilitator** – Sidra Witt

I. HOMEOWNERS OPEN FORUM: *(2 minutes per lot)*
Tom Bandley #8 – Thanked Landscapers for a great job trimming the shrubs – well done.
Barbara DeBry #33 – Thanked Jan Petersen & Jen Pfaff for monitoring and notifying homeowners of water issues. Asked if Insurance Companies notify the HOA of their contracts with homeowners. – Answer: Insurance companies do not notify HOAs of contracts with homeowners.

II. BOARD BUSINESS:

A. **Board Action:** Motion to Approve Board Meeting Minutes of Aug. 21, 2025. Second. Approved 8-0
B. **Follow-up on previous Homeowner Concerns –** Concern for Landscape water waste – Noted and being addressed by Landscapers. Neighborhood watch/safety concerns - Noted. Slow home sales affecting property values –Noted. Unit #158 Concerns - Plants on Private Street entry need water, Request for Front Porch shade options, Concern of Palm tree rats, Request for vendor referrals to install arched bathroom door – all issues Noted.

III. BOARD REPORTS:

A. **President's Report – Adam Witt**
1. The Witts replaced their HVAC system and can give referrals.
2. Report on Walker Plumbing inquiry for unit #11. Walker Plumbing has not responded. Karen will follow-up.
3. ARC Request from Unit 156 to remove Oleanders– Discussion and Vote
   Motion. Second. Discussion. Approved 8-0
4. **Neal Reminder Policy Note: - All Landscape redesign requires HOA Irrigation Plan Review.**

B. **Landscape & Water Concerns:** *Neal Nuttall*
1. **Proposed Landscape Request Requirement** need to include review of correct drip system pressure regulator.
2. **Report on Landscape Irrigation Specialist Interviews:** Obtained 2 quotes.
   a. Quote #1 bid $10,000 to assess the community.
   b. Quote 2 (Matt Page with Empire) will charge $50.00 per man hour to assess the lots one at a time.
3. **Recommendation:** we hire Empire and split up the landscaping for the 2026. Contract with current landscaper
   Motion by Hans: Hire Empire for 60 days before signing a contract. Second - Jeff. Discussion. Approved 8-0
4. **Unit 4 – Buried broken irrigation line is now fixed.**
5. **Water has been turned down to 4 days a week.**
6. **2026 Budget Request.** Neal will submit proposal next month for making landscape changes to pool areas.

7. **Drip System Pressure Controllers.** HOA Landscapers need to review Landscape Redesign Requests to ensure correct Drip Systems Pressure Controllers are included.
8. **Board Landscaping Responsibility.** Hans proposed a written resolution that states original HOA landscaping as the standard for the Board's responsibility. Changes made subsequent to the original and approved by Board, should be the homeowner's responsibility to maintain. Hans will write up the resolution.
9. **Shrub Pruning.** Landscapers stated more trimming will be done this fall and next spring. Homeowners desiring specific shrub pruning work should submit a **Landscape Request** on the **PayHOA portal**.
10. **Weed control** will be applied again in November and notification of date will be sent out to homeowners.

C. Financial Updates: *Karen Hayes*

1. **Financial Report for August**. The Budget for this year is on target. We are under budget in some areas. The Board agreed to leave the CD coming due in October to continue to grow.
2. **Status of 2026 Reserve Projects Recommendations** sent to Karen from each Board Member. Hans informed us of the need to add a treatment to the 2025 road work that was done to the 2026 Budget.
3. **Status of 2026 Operating Budget Recommendations** sent to Karen from each Board Member discussed.
4. **Budget Allocations.** Need to determine Board responsibilities for budget items. Jeff will assess Clubhouse needs for next year and turn in receipts for this year.

D. Clubhouse & Security: *Jeff Snow*

1. **Lounge chairs around pool need to be replaced.** Jeff & Hans will look for some replacement options. Possibly 10-12 at about $250 each.
2. **Outdoor Pool Closing Date:** Bruce recommended we close the last Friday in October and open again the first Monday in March, the same as last year. Motion to Approve. Second. Approved 8-0
3. **Garage Door lights-** sensors often go out. The Homeowner is responsible for maintenance of sensors.
4. **Clubhouse Front Door Security.** Hans will get details on an electronic strike option for the front door that will work with our current pool door fob to monitor that door. Hans will report back next month.

E. Governance Concerns: *Hans Kuhni*

1. **Budget for Brick Walls.** Proposed $50,000 of Reserves be earmarked for restoration of deteriorating walls.
2. **Budget for Common Area Landscaping**. Proposed $25,000 to $30,000. Neal, Hans and Jeff will come up with some definite proposals for this year and/or next year's Reserve Budget.
3. **Painting the Indoor Pool Room.** Adam will be in charge of painting the pool room before the end of October.

F. Communications Proposals: *Bruce Lindsay*

1. **Newsletter Topics for October.** Request for Board members to submit needed notices for Homeowners.
2. **Closing date for the outdoor pool –** Outdoor pool closes last Friday of October (Oct. 31st this year)

G. Social Activities: *Carla Peay*

1. **Calendar of Activities:**
   Game Night – Sat. Sept. 20 at 7:00 pm. Rebecca Jackson will assist.
   Bunco – Oct 7 @ 6:00 pm
   Community Dinner – Oct 13 @ 6:00 pm
2. **Clarification of Budget for Clubhouse Supplies –** Jeff will turn in receipts and be responsible for purchasing needed Clubhouse Supplies.

H. Housekeeping Items: *Carol Stauffer*

1. Unit Transfers: *Current Homes on the Market:* #17, #68, #92, #161. Also #120 will soon be on the market**.**
2. Silver Creek Zoom Computer: Carol will turn in receipt for the computer currently being used.

OPEN BOARD MEETING ADJOURNED *Time: 7:50 pm*

Respectfully Submitted,
Carol Burmester Stauffer, Secretary
September 19, 2025