SILVER CREEK TOWNHOMES BOARD MEETINGS
Silver Creek Clubhouse 1732 W 540 North St. George, UT 84770
Thursday, October 16, 2025 | 6:30 pm

MINUTES

OPEN MEETING SESSION CALLED TO ORDER: *Neal Nuttal, Board Vice-Presidentl* *Time 6:85 pm*

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

I. HOMEOWNERS OPEN FORUM: *(2 minutes per lot)*
Ray Robertson – Unit 135 (1) General request to convert the basketball court to a pickleball court. (2) Will be submitting a request to resod backyard but wants HOA to make recommendations for preventing water drainage to the back wall before sod is put in.

II. BOARD BUSINESS:

A. **Board Action:** Motion to Approve Board Meeting Minutes of Sept. 18, 2025. Second. Approved 8-0. Motion to republish these minutes on the website with the open meeting minutes only. Approved 8-0
B. No follow-up needed for previous Homeowners Open Forum Concerns

III. BOARD REPORTS:

A. **President's Report –** *Reported by Neal Nuttall, Board Vice-President*
   1. Report on follow-up of Walker Plumbing invoice for unit #11. Adam talked to Whitney Peterson who is still negotiating with Walker Plumbing.
   2. Unit #75 water leak repair is completed. The Owner payed that invoice to the plumber.
   3. Indoor Pool Room painting project. Adam purchased enough paint to cover the repaired portion. Jeff said texture was added to the waterproof membrane. Adam will follow up on getting the repaired wall painted.
B. **Landscape & Water Concerns:** *Neal Nuttall*
   1. ARC Landscape design change requests now require Landscaper review before ACC (Board) vote. To ensure all required criteria is met.
   2. All landscape changes need to be approved before work is done. Violation notices to homeowners who have made unapproved changes will be discussed in Executive session.
   3. Report on Empire Lawncare (Irrigation Specialist) 60-Day trial progress. In the first 30 days, they reviewed all lots. Neal is assessing their recommendations. Costs so far are fair and analysis work is valuable.
   4. All landscaping timers have been changed to water 2 days per week until colder weather.
C. **ARC Requests:** *Matt Schwenk* – There are no new ARC Requests at this time.
D. **Financial Updates:** *Karen Hayes*
   1. 2026 Budget draft was handed out. Board members were requested to fill in blanks for their respective responsibilities. Request made to keep budget in line with funds needed with a cushion for unexpected expenses. At the end of the year, we can put surplus funds in Reserves. A list of Board Member/Committee Responsibilities for the 2026 Budget items was emailed to all Board Members on Thursday for their reference.
   2. Board Action: Motion to register with State Ombudsman legislation. Cost for this new program, $90.00 per year. Motion made and Seconded. Approved 8-0.

3. Update of 2026 Reserve Projects Recommendations. Discussion on clarifying Reserve expenses and Capital Improvement Expenses. Anything that will last 3 years or longer can come out of reserves. Capital Improvement expenses, such as road maintenance, are required expenses that take priority in our Reserves.

E. **Clubhouse & Security:** *Jeff Snow*

1. Report on electronic strike option for lock on Clubhouse front door. *(Jeff & Hans)*
   Proposal - Get rid of the Library Shelves and make that room a storage room only for tables & chairs. It is not a safe environment for people to be in with tables and chairs stacked close to the Library Shelves. Change the lock on the front Clubhouse door and make it accessible only for Community functions and Homeowners when they reserve it. This will ensure better security of our pool area and safety of those using the Clubhouse.
   Proposal Tabled: The Board agreed to consider this proposal and put this on the agenda for a vote next month.
2. Report on Pool Lounge Chair replacement options
3. Request to purchase a RESERVED sign for the Clubhouse door when the Clubhouse is reserved.. This request was Tabled pending the discussion of securing the Clubhouse at next months Board Meeting.

F. **Governance Concerns:** *Hans Kuhni*

1. Issue of the walls in Silver Creek. CC&Rs state HOA is responsible for maintenance of walls. Suggestion made to create rules to establish who is responsible for project walls, (original walls), and walls added or changed by homeowners over the years. Hans suggested he could make a document defining and identifying the original project walls.
2. Motion made and seconded to have Hans draw up a document defining the original walls. Approved 8-0.

G. **Communications Proposals:** *Bruce Lindsay*

1. Newsletter Topics for November – use newsletter to invite Homeowner interest in running for the Board, Welcome new Homeowner feature will be included when possible, Reminder of Outdoor Pool closing date will be included. Date needed for decorating the Clubhouse for Christmas.
2. Discussion of Annual meeting election process options and budget

H. **Social Activities:** *Carla Peay*

1. Calendar of Activities:
   Bunco – Nov 5 @ Clubhouse 6:00 pm; HOA Dinner – Nov 10 @ Clubhouse 6:00 pm; Sit & Chat- Nov 12 @ Julie Gills' home (unit #43) 11:00 am, Set up Clubhouse Christmas décor – Saturday Nov. 29 @ 9:00 am.
2. November HOA Dinner – Main Dish will be provided by HOA.

I. **Housekeeping Items:** *Carol Stauffer*

1. Unit Transfers: *Current Homes on the Market:* #13, #17, #68, #75, #92, #120, #161
2. Proposal: uniform procedure policy for emergency water issues. Draft will be discussed at the November Board Meeting.

OPEN BOARD MEETING ADJOURNED *Time: 8:13 pm*

EXECUTIVE SESSION: *(Held after Board Meeting adjourned)* ***Agenda: Review of Violations & Delinquencies***

Respectfully Submitted,
Carol Burmester Stauffer, Secretary
Oct. 20, 2025