

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

MINUTES

OPEN MEETING SESSION CALLED TO ORDER: *Adam Witt, Board President* *Time 6:34 pm*

ATTENDEES:

Board Members in Attendance– Adam Witt, Karen Hayes, Carol Stauffer, Jeff Snow, Hans Kuhni, Carla Peay. **Board Members Attending via Zoom:** Neal Nuttall, Bruce Lindsay, Matt Schwenk
Homeowners in Attendance – Rob & Diane Bromley, Bonnie Gorney, Sylvia Hopkinson
Owners Attending via Zoom – Ray Robertson **Zoom Facilitator** – Sidra Witt

1. HOMEOWNERS OPEN FORUM: *(2 minutes per lot)*

1. Bonnie Gorney #148, Requested that the pool room walls not be repainted, as the homeowners like the contrast and feel it is a waste of money to repaint. Asked why the Board purchased a TV for the Clubhouse. *Response: The TV was bought with surplus Social Committee funds for the purpose of enhancing our social activities and Board meetings.* Reported a landscape employee concern. *Response: that concern has been addressed and corrected by the landscape vendor.*
2. Robert Bromley #158 – Oleanders in backyard were cut too low and their privacy is impacted, requested landscapers be informed. Stated interest is buying some of the old chaise lounges removed from the pool area.

II. BOARD BUSINESS:

- A. **Action:** Motion to Approve Board Meeting Minutes of November 20, 2025. Second. Motion Approved 9-0.
- B. **Action Taken Without a Meeting:** Approved purchase of TV & Cart for the Clubhouse from unused 2025 Social Committee Budget, as agreed in the Nov. 20, 2025 Board Meeting. Motion Ratified 9-0.

III. BOARD REPORTS:

A. President's Report – *Adam Witt*

1. Discussion of the 2026 Budget is the first priority for this meeting. Adam urged a thorough and thoughtful consideration of all line items to assure a consensus for a final budget for 2026.
2. Concern was expressed for the HOA liability concerning pool chemicals being stored outside the Pool Room. Jeff & Hans will address other options.

B. Financial: *Karen Hayes*

1. Notice that Republic Disposal will remove up to 5 large items from any home for disposal.
2. Fertilizer for landscaping is provided under Green Keepers contract (not an additional expense).
3. We have 2 delinquencies this month. PayHOA has sent notification.
4. Karen guided the Board through a detailed discussion of each line item of the 2026 Budget. All Board members engaged in the discussion. The conclusion: Projected operating expenses and reserve allocation for 2026 totals \$486,524. That will require a 4% increase over last year's budget.
5. **Action;** Motion made to increase monthly dues by \$10.00 per month beginning Feb. 1, 2026 to cover this increase, and approve the 2026 Budget of \$486,524. Motion second. Approved 9-0

C. Landscape & Water Concerns: *Neal Nuttall*

1. Greens Keeper Landscaping will be working 2 days a week trimming bushes & removing debris.

D. ARC Requests: *Matt Schwenk* –

1. Request from Unit 74 to remove a large pine tree from the side of their property that is too close to the house and causing problems to the structure of that home.
2. **Action:** Motion to approve this request from Unit #74. Second. Approved 9-0

E. Clubhouse & Security: *Jeff Snow*

1. Thank-you to all who helped with holiday decorations for the Clubhouse last Saturday.

F. Governance Concerns: *Hans Kuhni*

G. Resolution vs. Regulations explanation. Discussion on how to keep the Rules Summary updated and posted on the webpage was tabled for a future meeting.

H. Communications Proposals: *Bruce Lindsay*

1. Our next Board Meeting will be Thursday Jan. 15, 2026 to finalize plans for the Annual Meeting to be held on Saturday Jan. 17, 2026
2. Annual Meeting letters will be mailed by Jan. 5, 2026 to all homeowners.
3. Specific responsibilities were discussed to prepare for the Annual Meeting.
4. Neil will send the Documents used last year to Adam, Bruce, Karen and Carol. Adam, Karen, Neil and Carol will prepare mailing lists, labels and mailing details. Bruce will invite homeowners to run, collect candidate information and create the letters to be mailed.
5. Vision Statement follow-up discussion will be scheduled for the February 2026 Board Meeting Agenda.

I. Social Activities: *Carla Peay*

1. Calendar of January Activities: **Bunco – Jan 7 @ Clubhouse 6:00 pm; Community Dinner – Jan 12 @ Clubhouse 6:00 pm; Sit & Chat- Jan 14 @ Julie Gills' home (unit #43) 11:00 am**

J. Housekeeping Items: *Carol Stauffer*

1. Status of Unit Transfers: *Current Homes on the Market:* #13, #17, #68, #92, #120, #161. *Change of Homeowner* Unit 140 – Homeowner transferred from Sidney Creer Trust to Jennifer Kohler.
2. A signed and dated copy of the revised **Resolution to Establish Standard Exterior Maintenance Responsibilities** was provided for the HOA records and will be posted on the Silver Creek website.

OPEN BOARD MEETING ADJOURNED *Time: 8:20 pm*

Respectfully Submitted,
Carol Burmester Stauffer, Secretary
December 22, 2025