

SILVER CREEK TOWNHOMES BOARD MEETINGS
Silver Creek Clubhouse 1732 W 540 North St. George, UT 84770
Thursday, January 15, 2026| 6:30 pm

MINUTES

CALLED TO ORDER: *Adam Witt, Board President Time 6:31 pm*

ATTENDEES:

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

Homeowners in Attendance – Barbara DeBry

Owners Attending via Zoom – Ray Robertson, Deanne Nuttall, Shari Lindsay **Zoom Facilitator** – Sidra Witt

1. HOMEOWNERS OPEN FORUM: *(2 minutes per lot) No Homeowner Comments*

II. BOARD BUSINESS:

A. Action: Motion to Approve Board Meeting Minutes of Dec. 19, 2025. Second. Motion Approved 9-0.

III. BOARD REPORTS:

A. President's Comments– *Adam Witt*

1. Purpose of this meeting: Finalize Agenda and make assignments for the Annual Meeting Saturday Jan 17, 2026
2. Each Board member will be given a few minutes to report on their area of responsibility.

B. Financial: *Karen Hayes*

1. Reserve Fund Annual Report Discussion – Conclusion: Last Reserve Fund Study is outdated. Board will address updating Reserve Fund Study in first quarter of 2026.
2. Our CDs – are doing well. Suggested purchase new CD's with some of the Money Market funds for better interest earnings.
3. At Annual meeting will address how to avoid late fees on payments made by check. Will also encourage owners to check their PayHOA accounts on a regular basis.
4. Discussion on changing the due date for prepayments. Suggested making monthly payments due by the 6th of the month and late on the 10th. This discussion will be moved to the February Board Meeting Agenda..
5. A Laser printer and laptop have been donated to the clubhouse.

C. Landscape: *Neal Nuttall*

1. No new issues.
2. Hot tub questions & discussion. Conclusion– an ARA needs to be submitted for any hot-tub requests.

D. ARC Requests: *Matt Schwenk*

1. No new ARAs have been submitted
2. Will remind homeowners of the Architectural Request process at the Annual Meeting.

E. Clubhouse & Security: *Jeff Snow*

1. Chlorine containers have been moved into equipment room for now. Needs a permanent solution for storage.
2. Jeff bought a solar light to illuminate the Silver Creek Sign on the south-west corner of our property.

F. Governance: *Hans Kuhni*

1. A Quorum according to our Declaration is as many people who shows up for a meeting. For purposes of our Annual meeting, we don't need to have a majority of homeowners to form a quorum. Bylaws need to be amended to address this issue.

G. Communications: *Bruce Lindsay*

1. Vision Statement follow-up will be on the February Board Agenda.
2. February 2026 Newsletter Topics - Include calendar items and report of Annual Meeting.

H. Social: *Carla Peay*

1. Six board members and a large crowd attended the HOA Dinner. It was a very successful social event.
2. We did not have a Take-Down Decoration date planned. Need to put it on the calendar next year.
3. February Calendar of Activities: **Bunco – Feb 4 @ Clubhouse 6:00 pm; Community Dinner – Feb 9 @ Clubhouse 6:00 pm; Sit & Chat- Feb 11 @ Julie Gills' home (unit #43) 11:00 am**

I. Housekeeping Items: *Carol Stauffer*

1. Status of Unit Transfers: *Current Homes on the Market:* #13, #17, #120, #161.
2. 161 is in the process of a sale. Probably will close in the next 2 weeks
Recent Home Title Transfer: Unit 68, New Owner – Rob Grahame. #92 closed Jan. 13.
3. Please report as scams any Silver Creek homes listed for rent on Facebook Marketplace. Scam reports can be made to Facebook on the Facebook Marketplace site.
4. Needed revisions to the Annual Meeting Agenda were discussed and will be made ASAP.

BOARD MEETING ADJOURNED *Time: 7:58 pm*

Board Assignments for Annual Meeting on Saturday, January 17, 2026

Adam:

1. Call & Coordinate 2 volunteers to manage 4 sign-in tables.
2. Acrylic stands for sign-in tables
3. Grocery bags for homeowners to take books from library

Carol:

1. Sign-in Table signs – One 8x11 sheet for acrylic stands & one half sheet to tape to table.
2. Pens for sign-in tables
3. Ballot Tally Sheet

Jeff:

1. Ballot Box & Ballot number tab container
2. 4 pairs of scissors

Bruce:

1. Flash Drive for Power Point slides
2. Sign-in Sheets & Proxy Sheets

Karen: Pencils for voting

Neal, Bruce & Hans: Each will bring a small table for sign-in sheets

Sidra & Ray: Manage Proxy Requests that come in with Homeowners

Respectfully Submitted,
Carol Burmester Stauffer, Secretary
January 16, 2026
Silver Creek Board Meeting 1/15/26

