
SILVER CREEK TOWNHOMES - BOARD OF TRUSTEES MEETING
Silver Creek Clubhouse 1732 W 540 N, Unit 163, St. George, UT 84770
Thursday, February 19, 2026 | 6:30 pm

MINUTES

CALL TO ORDER: *Adam Witt, President* *6:30 pm*

ATTENDEES:
Trustees in Attendance – Adam Witt, Neal Nuttal,Jan Petersen, Carla Peay, Bruce Lindsay, Barb Debry, Jeff Snow,
Trustees Attending via Zoom – Hans Kuhni
Homeowners in Attendance – Karen Hayes, Unit#1, Carol Stauffer, Unit#154, Kathy Snow,Unit#73, Jennifer Pfaff, Unit#65
Owners Attending via Zoom – Ray Robertson, Unit#, 135
Zoom Facilitator – Sidra Witt

I. **HOMEOWNER OPEN FORUM:** (2 minutes per lot)

1. Karen Hayes, Unit #1: Reported on the passing of two community members: Josie deLos Santos, Unit 164, and Patti Edwards, Unit 21.

II. **BOARD OF TRUSTEES BUSINESS:**
A. Action1: Motion to approve Board Meeting Minutes of January 15, 2026. Motion approved 8-0.

III. BOARD REPORTS
A. President's Report – *Adam Witt*
1. Several board members have had "pfishing" emails.
2. **Proposals/Motions/Action Items/etc.**: The board discussed each member have a seperate email for Board business.This will be followed further and Ray Robertson will be contacted for suggestions.

B. Financial/Treasurer – Barb Debry
1. All business and license renewals up to date
2. Finances looking forward are good to this point
3. Asked board members to give her a heads up on purchases or other expenses so she can budget accordingly.

C. Landscape/Board Responsibilities Neal Nuttall

1. Water has been turned on in the yards, set for one day a week for now.

2. Board Responsibilities: 1) Regarding Clubhouse Rental: A form is available on the website.Also, a form and a calendar are available at the clubhouse. 2) Both governing and official ducuments: the definition needs to be reviewed. Neal will research this to decide a process and will discuss further at the next meeting.3) The importance of a shared drive will be investigated by Neal and reported at the next meeting.

3. **Proposals/Motions/Action/etc.**: Items will be discussed in detail at our next meeting.

D. Architecture (ARC) Requests – *Adam is reporting for Matt Schwenk.*
1. There has been a request for the replacement of the garage door at Unit 60. It will be white in keeping with the other doors in the community. There will be no windows in the door.
2. There was a short discussion and it was agreed this is an appropriate request.
3.. **Proposals/Motions/Action Items/etc.**: Proposal was voted on and passed 8-0.

E. Clubhouse & Security – *Jeff Snow*
1. Many community members have volunteered to help with the night closure of the clubhouse.
2. **Proposals/Motions/Action Items/etc.**: Jeff offered his sincere thanks to all who have volunteered.

F. Governance – *Hans Kuhni*

1. Proposed final closure of the clubhouse library, to be final by the end of the month.
2. We need to review our governing documents, such as declarations and bylaws.Have a plan to examine and perhaps change certain items. Will look into this and discuss at next meeting.
3. **Proposals/Motions/Action Items/etc.**:1) Jennifer Pfaff volunteered to remove all the books and puzzles that are left and donate them to local charities.Bruce will take Will report on the findings at our next meeting.

G. Communications – *Bruce Lindsay*
1. Proposed forming a committee to investigate the website,primarily what documents and resolutions should be posted on the website.
2. Suggest a motion to replace old and faded signs in the community. Reserve funds has the funding available for this.Bruce will take this on and see that it is done.
3. Relevant discussions on #2 All agreed this is a much needed improvement. Hans suggested using Star Banner for the signs. #3 Form a committee to define project walls vs owner walls, review walls and make a list to continue forward.
4. **Proposals/Motions/Action Items/etc.**: #1.It was agreed to have a meeting to look in to this. Adam will announce the date of the first meeting to get this going. Bruce,Jeff,,Barb,Jan,Neal,Hans will attend. #2 Motion was voted on and passed 8-0. #3 A committee was formed to review this. Hans will chair the committee with Adam,Jeff, Bruce and Matt attending.
   1.

H. Social – *Carla Peay*
1. March activities: March 4 – Bunko, March 9 – Community Dinner, March11, Sit and Chat
2. Lighting on houses: There have been some homes that have had "forever lights", others with holiday lights up far too early or kept up too far past holiday.

3. We need to define what is holiday and what is permanent. Also define each holiday with pre and post dates of allowed lighting. Hans reminded us that people have to get ARC approval to change permanent lighting.
4. **Proposals/Motions/Action Items/etc.**:
1. Carla will meet with Matt to discuss further and help with definition of holidays. Will report back with current rules.

J. Housekeeping Items – *Carla Peay Unit Transfers (when sold) Karen Hayes has volunteered to help Carla with unit transfers.It will be a work in progress and reported on as it evolves.*

V. NEXT STEPS / ASSIGNMENTS
1. Re key the clubhouse, Jeff Snow will look into this
2. Follow up on official and governing documents
3. Rules on lighting, Carla
4. Arrange meeting to investigate website, Adam

<u>OPEN MEETING ADJOURNED</u>: *7:40 pm*

IF NEEDED – SUMMARY MINUTES OF EXECUTIVE SESSION
(No subject names or units or details) (see next page)

SILVER CREEK TOWNHOMES - BOARD OF TRUSTEES EXECUTIVE SESSION MINUTES SUMMARY
(meeting location)
February 19, 2026 | 7:50 pm
AGENDA: *Summary Purpose of Executive Session*

Note: Executive Sessions are to discuss sensitive information and are never open to the public.

<u>EXECUTIVE SESSION CALL TO ORDER</u>: *Adam Witt, President* *Time 7:50 pm*

<u>EXECUTIVE SESSION ATTENDEES</u>:
Trustees in Attendance – Adam Witt, Neal Nuttall, Bruce Lindsay, Jan Petersen, Carla Peay, Jeff Snow, Barb Debry
Trustees Attending via Zoom – Hans Kuhni
Homeowner/Attorney/Other in Attendance – None

Violations / Delinquencies/ Legal Consultation / Contractor Negotiations / Violation Dispute by Homeowner

Summary of Executive Session – Item #1 Late fees. There is a small growing number of late fees. It has been suggested there be a late fee assessment. Our rules state the dues be paid the 1st-10th of each month. Some are going far past this time. It is suggested a document be formed to be sent to those who are late with their payment. We need to let our members know what the late fees are and when they will be charged.

Conclusions / Assignments / Summary Results of Executive Session

A. – Further discuss late fees and assessments, form a document to send to those who are late with their payments

<u>EXECUTIVE SESSION ADJOURNED</u>: *8:30 pm*

<end of Executive Session minutes>
<end of Trustee Meeting minutes>

Respectfully submitted,
Jan Petersen, Secretary (or other minute-taking person)
March 3, 2026

_____Janet Petersen, Secretary________________________
Signature