SILVER CREEK TOWNHOMES - BOARD OF TRUSTEES MEETING

Silver Creek Clubhouse 1732 W 540 N, Unit 163, St. George, UT 84770

April 16, 2026 | 6:36 pm

MINUTES

CALL TO ORDER: *Adam Witt, President 6:36 pm*

ATTENDEES:

Trustees in Attendance – Jeff Snow, Hans Kuhni, Matt Schwenk, Bruce Lindsay, Jan Petersen, Barb DeBry, Carla Peay.

Trustees Attending via Zoom – none

Homeowners in Attendance – Bob Scott, Unit 55; Karen Hayes, Unit 1; Carol Stauffer, Unit 154; Kathy Snow, Unit 73; LaDawn Carter, Unit 4; Kent Shepley, Unit 161; Shari Daiuto, Unit 92; Diane Bromley, Unit 158

Owners Attending via Zoom – Ray Robertson, Unit 135

Zoom Facilitator – Sidra Witt

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

1. Bob Scott, Unit 55. Bob wants to know where to find the minutes of the meetings. Adam explained there has been a change in our technical area, will check this out and report on the changes and where to find the minutes.
2. Shari Daiuto, Unit 92. Shari introduced herself as a new member of our community
3. Diane Bromley, Unit 158. Suggested getting an outdoor water fountain area. Also suggested non-slip mats for all areas near the pools, and suggested moving the monthly Board meetings to the Tuesday following the monthly community dinner which is on a Monday. This would allow Board members to mingle freely with residents prior to the monthly meeting.

II. BOARD OF TRUSTEES BUSINESS:

A. Action1: Motion to approve minutes from last month's Board meeting, March 19, 2026. Motion approved 8-0.

III. BOARD REPORTS:

A. **President's Report** – *Adam Witt*

1. With resignation of Ray Robertson, the need to help with the website is open. We are currently looking for a replacement.
2. Hans has renewed the HOA insurance and it is paid for.

3. On the discussion of a prayer at the monthly HOA dinner, this was discussed last year and the HOA position is that a formal public prayer will not be given

4. There have been several issues with people entering our clubhouse and pool area without permission.

5. Several acts of vandalism have occurred. Please report any unusual activities you see to Jeff Snow or any other board member. We are currently working on our security system.

B. Financial/Treasurer – *Barb DeBry*

1. We are on budget and our monthly report has been sent out.

2. We are starting to use HOME LIFE. This is good for help with Move-Ins (new owners) and Move-Outs (those selling their homes).

3. There has been an increase in the number of E-bikes and E-scooters in our neighborhood. Suggests reviewing our rules regarding speed and how it should be recognized.

4. Barb stressed the message to the homeowners who are on “auto pay” to keep a bank balance to cover the monthly payment.

C. Landscape – *Adam is reporting for Neal*

1. Our current landscaper has due to health reasons.

2. We have 2 landscape companies who have submitted offers to take care of our property. After extensive discussion, Gonzales Landscape Company was chosen by an 8-0 vote.

D. Architecture (ARC) Requests – *Matt Schwenk*

1. Unit 72 has a tree in the backyard that has roots pushing against the wall. This brings up the “Owner vs Project” wall discussion.Hans has requested tabling this until the next meeting so we can look closer into the problem.

2. We will form an ”ARC” committee so requests can possibly be decided on in a more timely manner other than waiting until the next Board meeting.

3. Reviewed and approved request from Unit 140 for upgrading areas in the front yard.

4. Matt proposed purchasing a computer for use by the Board secretary. This will be considered and decided on at the next meeting.

E. Clubhouse & Security – *Jeff Snow*

1. The new heater has been installed for the outdoor pool.

2. We have new deck chairs. Jeff thanked the homeowners who helped putting them out.

3. There has been a new audible alarm put on the outdoor pool gate. Reminds us again, this gate is for exit only.

4. Spoke again of the security system and how we can better use it. Commented again on the current series of vandalism that has occurred.

F. **Governance** – *Hans Kuhni*

1. Hans has the new bylaws ready and they are ready to be notarized.
2. The asphalt that was put down in some areas of our neighborhood last year needs to be resealed. Only that area done last year needs to be done. It is scheduled for Monday, May 11th and will be completed in one day.
3. Security system still being reviewed.

G. **Communications** – *Bruce Lindsay*

1. Discussed informing homeowners to check with the board before doing any changes to the walls in their yards. They can do cosmetic but not structural changes.
2. The drinking fountain by the outdoor pool was once again discussed. Bruce made a motion to install the outdoor fountain. Approved 8-0.

H. **Social** – *Carla Peay*

1. May activities: Bunko May 6 at 6pm, Community dinner May 11th, 6pm, Sit and chat, May 14th.
2. Carla has brightened up our community bulletin board and will continue to see that it is kept up to date.
3. Carla will be sure welcome folders will be given to all new homeowners.
4. Suggests information packet be given to realtors of the homes for sale in our community.

I. **Housekeeping**– *Jan Petersen*

1. A request for an estate sale at unit 15 sale has been submitted. It will be on May 16. Board agreed to the permit and approved with an 8-0 vote.
2. Jan submitted her resignation from the board as Secretary. She will maintain the position until a replacement is found.

<u>OPEN MEETING ADJOURNED</u>: *Meeting adjourned at 8:27pm No executive meeting was held.*