

SILVER CREEK TOWNHOMES BOARD MEETINGS
Silver Creek Clubhouse 1732 W 540 North St. George, UT 84770
Thursday, May 21 | 6:30 pm

MINUTES

CALLED TO ORDER: *Neal Nuttall 6:40pm*

Board Members in Attendance— Neal Nuttall, Janet Jeff Snow, Hans Kuhni, Matt Schwenk, Bruce Lindsay, Carla Peay. Adam Witt, excused

Homeowners in Attendance: Karen Hayes, Deanne Nuttal Kathy Snow, Art Merry, Shari Dainuto, KC Shepley, Ray Robertson.

Owners Attending via Zoom Maureen Vowles

Zoom Facilitator – Sidra Witt

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

II. BOARD BUSINESS:

A. Action motion to approve board minutes of April 16 minutes approved.

III. BOARD REPORTS:

A. Vice President Comments; Neal Nuttall

1. Website development discussed, Ray Robertson will no longer be doing website. Homeowners Brandon Jackson and Shari Daiuto will maintain the website. Bruce will chair this website committee.

B. Landscape: Neal Nuttall

1. New landscapers have started. Previous landscapers quit due to personal health reasons. Some discussion on Gonzalas for landscape, and Land pro for irrigation. Will start with Gonzalas, currently they are trying to catch up from things that were left undone from previous landscaper. Further discussion with may still be needed.

2. Estate sale for unit 15 has been canceled until further notice.

C. Finance: Barbara DeBry

1. Only one delinquency for late fees.

2. Auto pay is going well

3. Pay HOA has a few glitches, some issues with AI, Barb will continue to work on this.

4. There are some problems with speeding E-bikes and scooters. Barb will look into the rules of who should be wearing helmets, speed restrictions, etc. Then also some kids from other areas are coming to ride up and down our streets.

D. Clubhouse & Security: Jeff Snow

1. The housekeeping person has quit. We have had have 3 different bids and we have decided on one. The cleaner will come twice a week from Memorial Day to Labor Day. Then once a week there after. This can be adjusted as needed.

Board approved new company 8-0

2. The clubhouse has been rekeyed. 10 new keys were made. Each board member will have a key, plus Julie Gill.

Home owners will still use their fob for indoor pool entrance, and their old key for the exercise room entrance.

E. Social: Carla Peay

1. The new clubhouse rental agreement will include all information on renter. Occupancy load will be determined for the agreement. The new agreement will be easier to read and have stronger language to address damages.

F. Governance: Hans Kuhn

1. Club house; A new module controller has been installed in the hot tub. This will more accurately read the level of chemicals and will help to maintain a safe level. A new drinking fountain has been installed leading to the pool.
2. Roads; Asphalt resurfacing has been completed for this year.
3. Security; A new camera will be installed to watch the perimeter around the pool and clubhouse. It will have an alarm that will notify some board members. This will hopefully help with intruders.
4. Project walls discussion will be put aside until next board meeting.

G. Communication, Bruce Lindsey

1. Bruce has arranged for more new signs for the neighborhood.
2. Website enhancements board oversight will be discussed at the next meeting.

H. ARC Matt Schwenk;

1. Reviewed several requests for adding improvements. All were approved by the ARC. All were approved by the board.
2. A new computer for the secretary was discussed.

Meeting adjured 9:05 pm

Submitted,
Terry Merry, Secretary
Jan Peterson
May 21, 2026, 2026

Silver Creek Board Meeting