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STREAMHOUSE COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
GENERAL SESSION MINUTES  
April 20, 2021

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NOTICE OF MEETING	The General Session meeting of the Stream House Community Association Board of Directors was held on Tuesday, April 20, 2021 via teleconference.
PRESENT	Gregory Tribelhorn – President Krystal Dixon – Vice President Tommy Luong – Secretary Stephanie Hiser – Treasurer Shirley Ti – Member at Large
ABSENT	None
Representing Powerstone	Kaycie Lambright – Community Manager Kristin Hobson – Vice President of Community Management Deina Walsh – CPA, Controller
OTHERS PRESENT	John Finnerty – Advanced Aquatic
CALL TO ORDER	The Regular Session meeting was called to order at 6:32 p.m. by Community Manager, Kaycie Lambright.
EXECUTIVE SESSION	<u>Executive Session Update</u>  It was noted that the Board met in Executive Session prior to the Regular Session Meeting to discuss the delinquency matters and homeowner requests.
HOMEOWNER FORUM	<u>Homeowner Forum</u>  Homeowner from 5727 Stillwater #12 called to ask about the landscaping budget and graffiti in the community. Homeowner from 5846 Creekside #34 called in to ask about the Streams. Homeowner from 5715 Stillwater #14 called in to ask about the status of a reimbursement request. Homeowner from 5846 Creekside #32 called to ask about his gutters. Homeowner from 5846 Creekside #15 had no questions for the board and called in to listen.
MINUTES	<u>Minutes</u>  Upon a motion duly made and seconded and carried the Board approved the executive and general session minutes dated March 15 <sup>th</sup> , 2021.
FINANCIALS	<u>Financials</u>
Financial Discussion	Deina Walsh joined the meeting to discuss the FDIC limit with the Board and the potential options for a loan for the association. No decisions were made.
Financial Statement	Upon a motion duly made and seconded the Board approved the March 2021 Financial Statements.

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## UNFINISHED BUSINESS

- Organizational Meeting      Upon a motion duly made and seconded and carried the Board determined the following positions for the directors of the Board:
- Gregory Tribelhorn – President  
Krystal Dixon – Vice President  
Tommy Luong – Secretary  
Stephanie Hiser – Treasurer  
Shirley Ti – Member at Large
- Reserve Study Proposal      Upon a motion duly made, seconded and carried, the Board approved to the Association Reserves 3-year plan for the reserve study for \$720.00 per year.
- Streams Contract              John Finnerty with Advanced Aquatic joined the meeting to discuss the proposed contract. The board tabled the discussion on a new Streams vendor for further research. Upon a motion duly made, seconded and carried the Board approved for Director Luong to work with the Streams Vendors directly on the proposed contracts and proposals for repair.
- Streams Repairs                The Board tabled the proposals for repairs to the Streams and pumps 3 ½ for further research.

## NEW BUSINESS

- Landscaping Proposals      Upon a motion duly made, seconded and carried the Board approved the valve replacement proposal from BrightView Landscaping for a total cost of \$669.81 and the recommended removal of the Liquidambar for \$750.00. The Board tabled the proposal for the Adler recommended removals.
- Miscellaneous Unit Repairs      Upon a motion duly made and seconded, with Director Hiser opposing, the Board approved the termite treatment for 178 Singingwood #1 with Newport Exterminating for \$325.00. Motion carried.

The below proposals for various unit repairs throughout the community were reviewed by the Board and were all tabled for further research:

## Rotted Deck Repair – 166 Singingwood #14:

Humburg and Associates	\$845.00
Show N' Tell	\$925.00

## Deck Repair – 178 Singingwood #1

Spectrum	\$7,942.00
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## Front Deck Repair – 5846 Creekside #4

Spectrum	\$8,668.00
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## Stucco Repairs – 5846 Creekside #31

Spectrum	\$2,218.00
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## Leak Repairs

Upon a motion duly made, seconded and carried the Board approved the Proposal from Spectrum for the Stucco Repairs for 5715 Stillwater #11 for a total cost of \$1,428.00.

The below proposals for various unit repairs throughout the community were reviewed by the Board and were all tabled for further research. Upon a motion duly made, seconded and carried the Board approved for management to reach out to legal for feedback and an opinion on the repairs.

## Roof Repair – 178 Singingwood #1

Roofing Standards	\$15,950.00
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## Deck Repair – 222 Singingwood #10

Spectrum	\$8,368.00
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## Rear Deck Repair – 5846 Creekside #4

Spectrum	\$1,188.00
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## Build Back Repairs – 5846 Creekside #31

Spectrum	\$1,788.00
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## Inspector of Elections

The Board tabled the discussion on the inspector of elections.

## Pool Furniture

The Board denied the proposals from Sani Clean and The Patio Guys to address the pool furniture.

## Pool Preventive Maintenance

Upon a motion duly made, seconded and carried the Board approved the preventative maintenance proposal from Aquatic Balance for a total cost of \$475.38.

## LARGE PROJECT RESERCH

## Roof Maintenance

The Board tabled the discussion on the roof maintenance to be brought up again when discussing a potential loan project.

## Concrete Trip Hazard

The Board tabled the discussion on the concrete trip hazards in the community to be brought up again when discussing a potential loan project

## Asphalt Replacement

The Board tabled the discussion on the asphalt to be brought up again when discussing a potential loan project.

## NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is tentatively scheduled for Monday, May 17, 2021, at 5:30 p.m. and will be held via conference call.

## ADJOURNMENT

There being no further business, the meeting was adjourned at 8:48 p.m.

## ATTEST

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title