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**STREAMHOUSE COMMUNITY ASSOCIATION**  
**MEETING OF THE BOARD OF DIRECTORS**  
**GENERAL SESSION MINUTES**  
**May 17, 2021**

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<b>NOTICE OF MEETING</b>	The General Session meeting of the Stream House Community Association Board of Directors was held on Monday, May 17, 2021 via teleconference.
<b>PRESENT</b>	Gregory Tribelhorn – President Krystal Dixon – Vice President Tommy Luong – Secretary Stephanie Hiser – Treasurer Shirley Ti – Member at Large
<b>ABSENT</b>	None
<b>Representing Powerstone</b>	Kaycie Lambright – Community Manager
<b>OTHERS PRESENT</b>	Ricardo Bautista – Advanced Aquatic Fernando Torres – Antis Roofing
<b>CALL TO ORDER</b>	The Regular Session meeting was called to order at 6:35 p.m. by Community Manager, Kaycie Lambright.
<b>EXECUTIVE SESSION</b>	<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.
<b>HOMEOWNER FORUM</b>	<u>Homeowner Forum</u>  Homeowner from 5846 Creekside #35 called to ask about updates on the Streams and the Streams Vendor. Homeowner from 222 Singingwood #9 called to ask about an update on the proposed window specifications update and their request for a fee to be waived from their account. Homeowner from 5727 Stillwater #12 called to ask about the landscaping, signs in the common area. Homeowner from 152 Singingwood #10 called to ask about the dumpster signage. Homeowner from 5846 Creekside #32 called to ask about an update on the proposed window specifications update.
<b>MINUTES</b>	<u>Minutes</u>  Upon motion duly made, seconded and carried unanimously the Board approved the general session minutes dated April 20 <sup>th</sup> , 2021.
<b>FINANCIALS</b>	<u>Financials</u>
Financial Statement	Upon motion duly made, seconded and carried unanimously the Board approved the April 2021 Financial Statements. Upon motion duly made, seconded and carried unanimously the Board approved for the second account to be opened with CIT due to the Pacific Western account being over the FDIC limit.

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Reimbursement Requests                      Upon motion duly made, seconded and carried unanimously the Board approved to reimburse Tommy Luong in the amount of \$92.37 for the signage replaced around the community. Upon motion duly made, seconded and carried unanimously the Board approved to reimburse William Feulner in the amount of \$41.97 for the pool lock and painting supplies.

**UNFINISHED BUSINESS**

Streams Contract                              The Board tabled the Streams contract proposals and requested management reach out to Lake Management Inc. to inquire about lowering their cost.

Tree Care Proposals                         Upon motion duly made, seconded and carried unanimously the Board approved the tree care proposals from BrightView which included the recommended tree removal at 5739 Stillwater for \$1,900, the revised tree trimming proposal for \$8,585. Upon motion duly made, seconded and carried the Board approved and the hand carried proposal to clean up the debris in the community on a weekly basis for a 3-month trial period for a total cost of \$1,258.89. One board member denied the proposal.

**NEW BUSINESS**

Insurance Site Visit-  
Recommendations for  
Consideration                                 The Board reviewed the report from insurance after a recent site visit. No decisions were made.

Newsletter Discussion                        The Board tabled the discussion on the newsletter for the community.

Proposed Window Amendment             The Board tabled the review of the possible window amendment to the architectural guidelines to allow for white windows for further research.

Architectural Application –  
5727 Stillwater #2                             Upon motion duly made, seconded and carried unanimously the Board approved the architectural application for the window replacements in the kitchen and living room pending management confirms that the windows open into the unit.

Pool/Spa Heat                                 Upon motion duly made, seconded and carried unanimously the Board denied the homeowner request to heat the pool.

**UNIT REPAIRS**

Unit Repairs –  
178 Singingwood #1                         The Board tabled the roof repair proposals for further research.  
The Board tabled the deck repair proposal and requested management receive additional proposals.  
The Board tabled the beam repair proposal.  
Upon motion duly made, seconded and carried unanimously the Board approved the interior build back proposal with Spectrum for \$1,942.00.

Unit Repairs –  
222 Singingwood #10                        Upon motion duly made, seconded and carried the Board approved the deck repair proposal from Fontaine which included recommended roof maintenance and gutter cleaning for a total cost of \$8,303. One Board member abstained from voting.

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Unit Repairs –  
5846 Creekside #4                      The Board tabled the front and rear deck proposals for this unit and requested management receive more proposals.

Unit Repairs –  
5846 Creekside #31                      Upon motion duly made, seconded and carried unanimously the Board approved the exterior stucco proposal from Spectrum for \$2,218.00 and the interior build back from Spectrum for \$1,788.00.

Unit Repairs –  
190 Singingwood #10                      The Board tabled the deck repair proposal for this unit and requested management receive extra proposals for this unit. Upon motion duly made, seconded and carried unanimously the Board approved the interior build back proposal from Spectrum for \$2,948.00.

Unit Repairs –  
166 Singingwood #10                      Upon motion duly made, seconded and carried unanimously the Board approved the exterior stucco repair proposal with Spectrum for \$1,873.00.

Unit Repairs –  
190 Singingwood #14                      Upon motion duly made, seconded and carried unanimously the Board approved the exterior stucco proposal with Spectrum for \$2,788.00.

**NEXT MEETING**                      The next meeting of Stream House Community Association Board of Directors is tentatively scheduled for Monday, June 21, 2021, at 5:30 p.m. and will be held via conference call.

**ADJOURNMENT**                      There being no further business, the meeting was adjourned at 9:25 p.m.

**ATTEST**

Name	Title
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Name	Title
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