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**STREAMHOUSE COMMUNITY ASSOCIATION**  
**MEETING OF THE BOARD OF DIRECTORS**  
**GENERAL SESSION MINUTES**  
**JULY 19, 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, July 19, 2021 via teleconference.
<b>PRESENT</b>	Gregory Tribelhorn – President Krystal Dixon – Vice President Tommy Luong – Secretary Shirley Ti – Member at Large Stephanie Hiser – Treasurer
<b>ABSENT</b>	None.
<b>Representing Powerstone</b>	Kaycie Lambright – Community Manager
<b>OTHERS PRESENT</b>	Dave Glen – Lake Management, Inc.
<b>CALL TO ORDER</b>	The Regular Session meeting was called to order at 6:15 p.m. by Board President, Gregory Tribelhorn.
<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> There were 3 homeowners who attended homeowner forum and had questions about landscaping, a unit repair and cockroaches in the community.
<b>CONSENT CALENDAR</b>	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. Minutes Dates 6.21.21 B. June 2021 Financial Statement C. Reclassing of Invoices to Reserves – Checks 6436 and 6505 for McCarthy Roofing, check 6439 for Pacific Roofing and check 6511 for Fontaine Weather proofing all to be reclassified from GL 5835 to 3002. D. Draft 2020 Audit  Upon motion duly made, seconded and carried unanimously the Board approved the Consent Calendar as submitted.  Upon a motion, duly made, seconded, and carried unanimously the Board approved the June 2021 financial statement and ratified the review by the individual board members and all transfers of funds made in this period and reflected in the financial statement.
<b>UNFINISHED BUSINESS</b>	
Streams Contract	Dave Glen joined the meeting to provide an update on the streams. No decisions were made.
Loan – Project Managers	Upon motion duly made, seconded and carried unanimously the Board approved to proceed with Ross Construction as a Project Manager for the loan process. Management was directed to reach out to Ross to get clarification on contract specifications.

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FYE 2022 Reserve Study Draft      Upon motion duly made, seconded and carried unanimously the Board approved the FYE 2022 Reserve Study Draft prepared by Association Reserves.

Draft Window Amendment –  
Formal Adoption      The Board tabled the formal adoption of the draft window amendment and directed management to prepare a survey to be sent to the community.

Pool furniture Proposal –  
Tea Tables and Umbrellas      Upon motion duly made, seconded and carried unanimously the Board approved the proposal from The Patio Guys for 3 new Umbrellas in the Heather Beige color for a total cost of \$824.29 to be coded out of reserves. The Board tabled the proposal for the 4 tea tables.

**NEW BUSINESS**

Landscape Committee –  
Monthly Budget      The Board tabled the discussion on a monthly budget for the landscape committee.

Janitorial Proposal –  
Power Washing      Upon motion duly made, seconded and carried unanimously the Board approved the proposal from SaniClean to perform the power washing on the community lighting for a total cost of \$449.00 and the dumpster areas for a total cost of \$415.00. The Board denied the proposal to power wash the pool furniture.

Pest Control      The Board reviewed the feedback from various vendors on the issues with pest control in the community. No decisions were made.

Solar Panel Repairs      The Board tabled the proposal from Vasco Solar on repairs needed on the solar panels at the pool area. Management was directed to obtain a proposal for removal of the solar panels.

**UNIT REPAIRS**

Deck Repairs –  
178 Singingwood #1      Upon motion duly made, seconded and carried unanimously the Board approved the proposal from Fontaine for deck repairs for a total cost of \$4,770.00.

Deck Repairs –  
190 Singingwood #10      Upon motion duly made, seconded and carried the Board approved the proposal from Spectrum for the deck repairs for a total cost of \$7,678.00.

Deck Repairs (front and rear) –  
5846 Creekside #4      The Board tabled the proposals for the deck repairs needed at this unit and requested management get more information.

Concrete Patio Repair –  
5715 Stillwater #5      Upon motion duly made, seconded and carried unanimously the Board approved the proposal for the concrete repairs needed with Spectrum for a total cost of \$3,842.11 contingent that the vendor can also address the tree root issue below the concrete.

Annual Meeting –  
Rescheduled for August 16<sup>th</sup> –  
Quorum not reached      The 2021 Annual Meeting has been postponed to the next meeting due to lack of quorum.

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**NEXT MEETING**

The next meeting of Stream House Community Association Board of Directors is tentatively scheduled for Monday, August 16, 2021, at 5:30 p.m. and will be held via conference call.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:25 p.m.

**ATTEST**

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Name

\_\_\_\_\_

Title

\_\_\_\_\_

Name

\_\_\_\_\_

Title