

**STREAMHOUSE COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
August 16, 2021**

NOTICE OF MEETING	The General Session meeting of the Stream House Community Association Board of Directors was held on Monday, August 16, 2021 via teleconference.
PRESENT	Gregory Tribelhorn – President Krystal Dixon – Vice President Tommy Luong – Secretary Steve Robbins – Treasurer
ABSENT	Shirley Ti – Member at Large
Representing Powerstone	Kaycie Lambright – Community Manager
OTHERS PRESENT	Ricardo Bautista—BrightView Conor Ross – Ross Construction
CALL TO ORDER	The Regular Session meeting was called to order at 6:00 p.m. by Board President, Gregory Tribelhorn.
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> There were 3 homeowners who attended homeowner forum and had questions about landscaping, a deck repair and cockroaches in the community.
CONSENT CALENDAR	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. Minutes Dates 7/19/21 B. July 2021 Financial Statement C. Ratify – Landscaping Valve Replacement Proposal, total cost \$1,323.57 D. Ratify – Tommy Luong Reimbursement for Signage, total cost \$87.03 E. Ratify – 5846 Creekside #6 Deck Change Order, total cost \$2,342.00 F. Ratify – Stream Shut Off Valve Proposal, total cost \$5,500.00 G. Ratify – Landscaping Stream Debris Clean Up Proposal, total cost \$3,788.39 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 July 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.

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UNFINISHED BUSINESS

- Landscaping Updates Ricardo Bautista joined the meeting to provide an update on the landscaping in the community. No decisions were made.
- Board Member Resignation Upon motion duly made, seconded and carried unanimously the Board accepted the resignation of Board member Stephanie Hiser effective August 5th, 2021.
- Annual Meeting—Quorum
Not reached, No election
Held The Board acknowledged that quorum was not met by the community to hold the 2021 Annual Election.
- Board Member Appointment Upon motion duly made, seconded and carried unanimously the Board approved to appoint Steve Robbins to the Board of Directors.
- Draft Water Intrusion Policy Upon motion duly made, seconded and carried unanimously the Board approved the draft Water Intrusion policy put together by the associations legal counsel. To be mailed to the community for 28-day comment period.
- Streams Update The Board discussed updates on the Streams. No decisions were made.
- Project Manager –
Ross Construction The Board discussed various projects and the process of the potential loan with Connor Ross of Ross Construction. Board members Gregory Tribelhorn and Krystal Dixon volunteered to be a part of a project committee. No other decisions were made.
- Landscape Committee—
Monthly Budget The Board tabled the discussion on a landscape committee charter and a monthly budget.
- Pest Control—Cockroaches The Board tabled the proposals and recommendations from other pest control vendors on how to best address the cockroach issue in the community and directed management to receive 3 proposals to take on the monthly maintenance in the community.
- Solar Panel Removal –
Proposal The board tabled the proposal from Vasco Solar to remove the solar panels from the pool area.

NEW BUSINESS

- Roof and Gutter Cleaning The Board tabled the proposals on gutter cleaning and roof maintenance for further review.
- Landscape Proposal –
Pine Trees Upon motion duly made, seconded and carried unanimously the Board approved the proposal from BrightView to trim the tree pine trees behind 5846 Creekside #35 for a total cost of \$1,225.00.

UNIT REPAIRS

- Deck Repairs –
5846 Creekside #4 Upon motion duly made, seconded and carried unanimously the Board approved the proposal from Spectrum for the front deck repair for a total cost of \$8,668.00 contingent upon the 2 floor joists being completely replaced. Upon motion duly made, seconded and carried unanimously the Board approved for Antis to do a water test on the back deck for a total cost of \$495.00.

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Concrete Driveway Repairs –
204 Singingwood #1

The Board tabled the proposal from Spectrum to repair the concrete driveway and directed management to receive additional proposals.

NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is tentatively scheduled for Monday, September 20, 2021, at 5:30 p.m. and will be held via conference call.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:34 p.m.

ATTEST

Name

Title

Name

Title