

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

NOTICE OF MEETING	The General Session meeting of the Stream House Community Association Board of Directors was held on Monday, September 20, 2021 via teleconference.
PRESENT	Gregory Tribelhorn – President Krystal Dixon – Vice President Tommy Luong – Secretary Steve Robbins – Treasurer Shirley Ti – Member at Large
ABSENT	None.
Representing Powerstone	Kaycie Lambright – Community Manager
OTHERS PRESENT	Dalton Jasso—BrightView Conor Ross – Ross Construction
CALL TO ORDER	The Regular Session meeting was called to order at 6:32 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, the streams repairs and a repair on their driveway.
CONSENT CALENDAR	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. Minutes Dates 8/16/21 B. Failed Reconvened Annual Meeting Minutes Dated 8/16/21 C. August 2021 Financial Statement D. Ratify – 222 Singingwood #10 – Remediation Proposal, total cost \$5,602.41 E. Ratify – 166 Singingwood #10 – Stucco Repair Change order, total cost \$1,488 The Board tabled the Failed Reconvened Annual Meeting Minutes for edits. Upon motion duly made, seconded and carried unanimously the Board approved items A and C-E from 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

Loan—Ross Construction Management Contract

The Board reviewed the contract from Ross Construction for project management within the community. Upon motion duly made and seconded the Board resolved to approve the contract with Ross Construction for a cost of \$4,600 for Phase 1, \$2,800 for Phase 2 and 7.25% of of Board approved construction projects in Phase 3 and in accordance with Civil Code Section 5502 approve any transfer of funds associated with the disposition of the contract.

Asphalt—Core Sampling Proposal

Upon motion duly made, seconded and carried unanimously the Board approved the proposal from Pacific Geosource for the core sampling for a total cost of \$2,562.00.

Landscaping – Tree Care

The Board tabled the proposals for a 3 year tree trimming plan and recommendations for trees to be removed in the community prepared by BrightView to be added to the overall loan request.

Landscaping Scope

The Board tabled the proposal for an increased scope with BrightView's monthly maintenance for further review.

Roof and Gutter Cleaning

The Board reviewed the proposal from Antis, Roofing Standards and Gale Force for annual roof and gutter maintenance within the community. Upon motion duly made and seconded the Board resolved to approve the contract with Antis Roofing for a cost of \$37,957 and in accordance with Civil Code Section 5502 approve any transfer of funds associated with the disposition of the contract.

Proposed Window Amendment

Upon motion duly made, seconded and carried unanimously the Board approved to change the window specifications to allow for white, as well as black and bronze window frames in the community.

Draft Water Intrusion Policy—Formal Adoption

Upon motion duly made, seconded and carried unanimously the Board approved the Water Intrusion Policy.

Solar Panel Removal

The Board tabled the proposal from Vasco Solar to remove the solar panels in the pool area.

NEW BUSINESS

Resolution to Lien—C342-10535-3

The Board tabled the resolution to lien account C342-10535-3.

Maintenance Matrix

Upon motion duly made, seconded and carried unanimously the Board approved the Maintenance Matrix prepared by legal.

Pool Wall—Paint Peeling

The Board reviewed the updates from the Premier Commercial Painting on the paint peeling in the pool area. No decisions were made.

Lighting Proposal – Pool

The Board denied the proposal from Peak Lighting for the proposed lighting with fake security camera and requested management get a new proposal for food lighting.

Architectural Application—152 Singignwood #3

Upon motion duly made, seconded and carried unanimously the Board approved the architectural application for a retractable screen door.

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Architectural Application—
5846 Creekside #20

Upon motion duly made, seconded and carried unanimously the Board approved the architectural application to replace the damaged garage door.

UNIT REPAIRS

Concrete Driveway Repairs –
204 Singingwood #14

Upon motion duly made, seconded and carried unanimously the Board approved the proposal from Concrete Hazard Solutions to grind the driveway down for a total cost of \$350.00.

Roof Repairs –
5846 Creekside #5

The Board tabled the proposal from Roofing Standards for the roof repair needed at the unit until the second proposal from Antis can be obtained.

Deck Repair—
5846 Creekside #4

Upon motion duly made, seconded and carried unanimously the Board approved the proposal from Antis Roofing for a total cost of \$4,670. Management directed to access back the homeowner for the portions that are their responsibility, total cost \$1,080.

NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is tentatively scheduled for Monday, October 18, 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

Name

Title

Name

Title