

**STREAMHOUSE COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
October 21, 2021**

NOTICE OF MEETING	The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, October 21, 2021 via teleconference.
PRESENT	Gregory Tribelhorn – President Tommy Luong – Secretary Steve Robbins – Treasurer
ABSENT	Krystal Dixon – Vice President Shirley Ti – Member at Large
Representing Powerstone	Kaycie Lambright – Community Manager
OTHERS PRESENT	Dave Glenn—Lake Management Wes Glenn – Lake Management Conor Ross – Ross Construction
CALL TO ORDER	The Regular Session meeting was called to order at 6:02 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 was 1 homeowner present that had questions on the roof cleaning and the stream updates.
CONSENT CALENDAR	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. Minutes Dates 9/20/21 B. Failed Reconvened Annual Meeting Minutes Dated 8/16/21 C. September 2021 Financial Statement D. Ratify – 5846 Creekside #2 – Architectural Application (white windows) E. Ratify – 5846 Creekside #32 – Architectural Application F. Ratify – Invoice 220768 from Humburg and Associates for \$5,391.00 G. Ratify – Invoice 220585 from Humburg and Associates for \$2,233.00 H. Ratify – Invoice 220563 from Humburg and Associates for \$1,782.00 Upon motion duly made, seconded and carried unanimously the Board approved items A- H from the Consent Calendar as submitted. Upon a motion, duly made, seconded, and carried unanimously the Board approved the September 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.
UNFINISHED BUSINESS Landscaping Scope	Upon motion duly made and seconded the Board resolved to approve the increased scope with BrightView landscaping for an additional \$2,126.00 per month for a total of \$7,121.00 per month.

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Stream Repairs—
Pump Replacement

Upon motion duly made, seconded and carried unanimously the Board approved the proposal from Lake Management to order 4 new pumps for the streams for a total cost of \$24,782.50 in accordance with Civil Code Section 5502 approve any transfer of funds associated with the disposition of the contract. Invoice to be coded to Reserve 3004. Upon motion duly made, seconded and carried unanimously the Board approved the invoices from Lake Management for the additional valves needed for a total cost of \$22,000.00 to be coded to Reserve 3004.

Stream Repairs –
Muck Removal

Management recommended the Board approve the proposal from LMI for the muck removal. The Board tabled the proposals for the muck removal for further research with Concrete Masters.

NEW BUSINESS

Resolution to Lien –
C342-10535-3

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

FYE 2022 Draft Budget

The Board tabled the proposed FYE 2022 draft budget prepared by management for further review.

Pest Control Maintenance
Proposals

Upon motion duly made, seconded and carried unanimously the Board approved the proposal from Accurate Termite to take on the monthly pest control in the community for a total cost of \$1,060.00. Management directed to give Newport Exterminating a 30 day out notice.

UNIT REPAIRS

Roof Repair –
190 Singingwood #12

Upon motion duly made, seconded and carried unanimously the Board approved the proposal from Antis Roofing for a total cost of \$1,890.00. HOA to take care of \$1,100.00 and management to reach out to homeowner if they agree to cover the \$790.00 for their portion.

Stucco Repair –
222 Singingwood #10

The Board tabled the proposal for the stucco repairs needed and requested management get additional proposals.

NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is tentatively scheduled for Thursday, November 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 8:19 p.m.

ATTEST

Name

Title

Name

Title