

**STREAMHOUSE COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
GENERAL SESSION MINUTES  
January 20, 2022**

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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 Thursday, January 20, 2022 via teleconference.
<b>PRESENT</b>	Gregory Tribelhorn – President Krystal Dixon – Vice President Tommy Luong – Secretary Steve Robbins – Treasurer Shirley Ti – Member at Large
<b>ABSENT</b>	None.
<b>Representing Powerstone</b>	Kaycie Lambright – Community Manager
<b>OTHERS PRESENT</b>	Conor Ross, Ross Construction Matt Nawabi, Ross Construction
<b>CALL TO ORDER</b>	The Regular Session meeting was called to order at 5:48 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 was one homeowner present.
<b>CONSENT CALENDAR</b>	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. General Session Minutes Dated 12/16/21 B. December 2021 Financials C. Ratify – Skylight Repair Proposal Roofing Standards – 166 Singingwood #16 total \$1,475.00 D. Ratify – Stucco Change Order Spectrum – 190 Singingwood #14  Upon motion duly made, seconded and carried unanimously the Board approved items the Consent Calendar as submitted.  Upon a motion duly made, seconded and carried unanimously the Board approved the December 2021 financial statement and ratified the review by the individual board members and all transfer of funds made in this period and reflected in the financial statement.
<b>UNFINISHED BUSINESS</b>	
Loan Discussion – Ross Construction Update	The Board discussed updates on the loan project with Ross Construction. No decisions were made.
Stream Updates	Upon motion duly made, seconded and carried unanimously the Board approved for Lake Management to replace the rocks in the stream for a CNTA \$1,800.00.
Resolution to Lien – C342-10138-2	The board tabled the resolution to lien C342-10138-2.

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**NEW BUSINESS**

Reserve Account –  
New Money Market

Upon motion duly made, seconded and carried unanimously the Board approved for accounting to open up another account with Financial First to remain FDIC insured.

Fannie Mae –  
Escrow Disclosure

Upon motion duly made, seconded and carried unanimously the Board approved the Fannie Mae Escrow Disclosure as prepared by Management.

CCAM Disclosure

The board reviewed the CCAM disclosure prepared by management.

Landscaping –  
Round Up Weed Killer

The Board reviewed the concerns around using round up weed killer in the community. No decisions were made. Board requested that management request alternative options for use for Board review.

Landscaping – Tree Care

Upon motion duly made, seconded and carried unanimously the Board approved the following proposals with Brightview for tree care in the community:

- 2022 Tree Trimming – \$53,742.00
- 4 Dead Adler Trees – \$4,275.00
- 4 melaleuca Trees – \$4,900.00

Water Meter – Canyon Glen

The Board reviewed the reported water meter that is apart of Stream House property, previously being billed to Canyon Glen. No decisions were made.

Lifted Concrete

Upon motion duly made, seconded and carried unanimously the Board approved the proposal from Concrete Hazard Solutions for community wide trip hazard gridding and crack repairs for a total cost of \$8,885.00 to be reimbursed with the potential loan.

Plumber Investigation –  
222 and 204 Singingwood

The Board reviewed the plumber reports from James LeCourt after investigating 222 Singingwood #10 and 204 Singinwood #1/ 190 Singingwood #16 pipes that were seen in the common area. No decisions were made.

Request for Reimbursement –  
152 Singingwood #3

Upon motion duly made, seconded and carried unanimously the Board approved the request for reimbursement in the amount of \$100 for the homeowner to have their contractor inspect the unit for a water leak.

**UNIT REPAIRS**

Leak Updates

The board reviewed the updates to all leaks from rains that occurred in December 2021.

Unit Repairs –  
152 Singingwood #3 –  
Stucco Leak

Upon motion duly made, seconded and carried unanimously the Board approved the proposal with Antis Roofing in the amount of \$2,200 for a stucco leak and a proposal with Spectrum in the amount of \$2,822.00 for interior build back.

Skylight Repair –  
166 Singingwood #16

Upon motion duly made, seconded and carried unanimously the Board approved the proposal from Antis Roofing in the amount of \$4,390 to repair the skylight.

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Interior Build Back –  
166 Singingwood #8                      Upon motion duly made, seconded and carried unanimously the Board approved the proposal from Dry Master in the amount of \$1,656.76 for interior build back.

Interior Build Back –  
166 Singingwood #14                      Upon motion duly made, seconded and carried unanimously the Board approved the proposal from Dry Master in the amount of \$995.34 for the interior build back.

Roof Repairs –  
5739 Stillwater #7                      Upon motion duly made, seconded and carried unanimously the Board approved the proposal from Antis Roofing in the amount of \$3,992.00 for roof repairs.

Wall Coasting and Window  
Repairs – 152 Singingwood #16                      Upon motion duly made, seconded and carried unanimously the Board approved the proposal from Antis Roofing in the amount of \$2,250.00 to repair the exterior stucco.

Deck Repairs –  
5727 Stillwater #4                      Upon motion duly made, seconded and carried unanimously the Board approved the proposal with Spectrum in the amount of \$9,542.22 for a deck repair.

Deck Repairs –  
222 Singingwood #10                      The board tabled this proposal for a deck repair.

Scupper and Window  
Repairs – 5739 Stillwater #4                      Upon motion duly made, seconded and carried unanimously the Board approved the proposal with Antis Roofing in the amount of \$640.00 to repair the roof scupper.

**NEXT MEETING**                      The next meeting of Stream House Community Association Board of Directors is tentatively scheduled for Thursday, February 17<sup>th</sup>, 2022, at 5:30 p.m. and will be held via conference call.

**ADJOURNMENT**                      There being no further business, the meeting was adjourned at 8:04 p.m.

**ATTEST**

_____	_____
Name	Title
_____	_____
Name	Title