

**STREAMHOUSE COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
February 17, 2022**

NOTICE OF MEETING	The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, February 17, 2022 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	Ismale Palma, BrightView Landscaping Victor Garcia, BrightView Landscaping Dalton Jasso, BrightView Landscaping
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 were two homeowners present that had questions regarding landscaping and a unit repair.
CONSENT CALENDAR	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. General Session Minutes Dated 1/20/22 B. January 2022 Financials 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 January 2022 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.
UNFINISHED BUSINESS	
Landscape Discussion – Service Days	The Board discussed the weekly service days with BrightView and requested a Friday update be provided to them on a weekly basis.
Stream Updates	The Board discussed the updates to the streams. No decisions were made.
152 Singingwood #16 – Concrete proposal	Upon a motion duly made, seconded and carried unanimously the Board approved the proposal from Concrete Hazard Solutions in the amount of \$2,530.00.

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NEW BUSINESS

Irrigation Repairs – Proposal

Upon motion duly made, seconded and carried unanimously the Board approved all 5 irrigation repair proposals for controllers #1-#5 for a total cost of \$10,745.97.

Controller #1	\$1,259.78
Controller #2	\$3,122.61
Controller #3	\$1,954.46
Controller #4	\$3,892.60
Controller #5	\$516.52
TOTAL:	\$10,745.97

Landscape Planting – Proposal

The Board tabled the proposals for additional landscape planting per the feedback from Ross Construction to wait until after the potential loan is passed as there will be work done in the common areas that could damage any new planting.

Landscape Removal – Proposal

Upon motion duly made, seconded and carried unanimously the Board approved the proposal from BrightView landscaping to remove 3 dead California Redwoods for a total cost of \$6,100.00.

Landscaping –
Round Up Alternative

The Board reviewed the alternative options for using Round Up in the community and directed management to advise BrightView to discontinue using it in the community and to utilize the alternative options.

Aquatic Balance – Letter for
Increase

The Board reviewed the letter from Aquatic Balance on the increase cost of chemicals. No decisions were made.

UNIT REPAIRS

5846 Creekside #31 –
Deck Repair

Upon motion duly made, seconded and carried unanimously the Board approved the proposal from Spectrum to repair the deck for a total cost of \$8,648.00.

Interior Build Back –
166 Singingwood #6

Upon motion duly made, seconded and carried unanimously the Board approved the proposal from Dry Master for the interior build back for a total cost of \$3,453.30.

Deck Repair –
222 Singingwood #10

Upon motion duly made, seconded and carried unanimously the Board approved the proposal from Spectrum for the deck repair for a total cost of \$8,648.00.

Interior Build Back –
5739 Stillwater #4

Upon motion duly made, seconded and carried unanimously the Board approved the proposal from Dry Master in the amount of \$3,210.40 for the interior build back.

Interior Build Back –
5739 Stillwater #7

Upon motion duly made, seconded and carried unanimously the Board approved the proposal from Dry Master in the amount of \$3,449.96 for the interior build back.

Deck Repairs –
166 Singingwood #14

Upon motion duly made, seconded and carried unanimously the Board approved the proposal from Spectrum for the deck repair for a total cost of \$8,842.00.

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NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is tentatively scheduled for Tuesday, March 15th, 2022, at 5:30 p.m. and will be held via conference call.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:33 p.m.

ATTEST

Name

Title

Name

Title