

STREAMHOUSE COMMUNITY ASSOCIATION MEETING OF THE BOARD OF DIRECTORS GENERAL SESSION MINUTES May 19, 2022

NOTICE OF MEETING The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, May 19, 2022 via teleconference.

PRESENT Gregory Tribelhorn – President
Krystal Dixon – Vice President
Steve Robbins – Treasurer
Tommy Luong – Secretary

ABSENT Shirley Ti – Member at Large

Representing Powerstone Kaycie Lambright – Community Manager

OTHERS PRESENT Conor Ross, Ross Construction
Matt Nawabi, Ross Construction

CALL TO ORDER The Regular Session meeting was called to order at 5:45 p.m. by Board President, Gregory Tribelhorn.

EXECUTIVE SESSION **Executive Session Update**
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 **Homeowner Forum**
There were no homeowners present.

CONSENT CALENDAR **Consent Calendar**
The Board reviewed the following Consent Calendar items for approval:

- A. General Session Minutes Dated 4/21/22
- B. April 2022 Financials
- C. Ratify – Emergency Repair of Main Line Proposal
- D. Ratify – Alder Removal Proposal
- E. Ratify – Bottle Tree, Liquidambar and Alder Removal Proposal

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 April 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 **Loan Project**
The Board reviewed the budget options put together by Ross Construction. No formal decisions were made.

Pool Area Stucco Wall + Solar Panels
The board reviewed the proposals that were gathered from Ross Construction for the pool stucco wall and removal of the solar panel. No decision was made at this time.

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Stream #3 and #4 – Cleaning Proposal

The Board reviewed the proposal from LMI to completely drain and clean out Stream #4. No decision was made at this time.

NEW BUSIENSS

Annual Election

The Board reviewed the feedback from the management’s election administrator and determined that since quorum was not met last year in 2021, all seats will be up this year.

Aquatic Balance – Tittle 22 Complainant Controller Proposal

Upon a motion duly made, seconded and carried unanimously the Board approved the proposal for option Tittle 22 compliant chemical controller.

Termite Treatment – 166 Singingwood #1

The Board reviewed the proposal from Newport Termite for termite treatment. No Decision was made at this time.

UNIT REPAIRS

5739 Stillwater #14 – Windows and Chimney Repairs

The Board reviewed the proposal from Antis Roofing to repair the windows and chimney. No decisions were made at this time.

NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is tentatively scheduled for Thursday, June 16, 2022, at 6:00 p.m. and will be held via conference call.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:48 p.m.

ATTEST

Name

Title

Name

Title