

**STREAMHOUSE COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
July 21, 2022**

NOTICE OF MEETING	The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, July 21, 2022 via teleconference.
PRESENT	Gregory Tribelhorn – President Steve Robbins – Treasurer Tommy Luong – Secretary Shirley Ti – Member at Large
ABSENT	Krystal Dixon – Vice President
Representing Powerstone	Kaycie Lambright – Community Manager
OTHERS PRESENT	None.
CALL TO ORDER	The Regular Session meeting was called to order at 5:43 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 no homeowners present.
CONSENT CALENDAR	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. <u>General Session Minutes Dated 6/16/22</u> B. <u>June 2022 Financials</u> Upon motion duly made, seconded and carried unanimously the Board approved items the Consent Calendar as submitted. The Board reviewed the minutes dated 6/16/22 put together by management. No decisions were made. Upon a motion duly made, seconded and carried unanimously the Board approved the June 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	<u>Loan Project</u> The Board reviewed the budget options put together by Ross Construction. No formal decisions were made. <u>Landscape Project</u> The Board discussed the performance of Brightview over the last 6 months. No decisions were made.
NEW BUSIENSS	<u>Legal Retainer Renewal</u> Upon a motion duly made, seconded and carried unanimously the Board approved the proposal from Cane & Harkins for the renewal agreement for \$1,200.00

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Aquatic Balance Review

The Board reviewed the pool vendors performance and discussed any concerns. Upon a motion duly made, seconded and carried unanimously the Board decided to cancel the controller (title 22).

Landscape Proposals

Upon a motion duly made, seconded and carried unanimously the Board approved the proposal from Brightview to remove the dead trees for \$450.00

The Board discussed the proposals from Brightview for plant infill and the pool area. No decisions were made.

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.

222 Singingwood #8 – Termite and Wood Repairs

Upon a motion duly made, seconded and carried unanimously the Board approved the proposal from Accurate Termite for termite and wood repairs needed at the above-mentioned property for \$3,255.00 contingent that legal agrees this is HOA responsibility.

5846 Creekside #25 – Roof and Interior Repairs

The Board reviewed the proposal from Antis Roofing for the work needed on the roof of this property. No decisions were made.

152 Singingwood #1 – Tree Removal Request

Upon a motion duly made, seconded and carried unanimously the Board approved the removal of the tree contingent that the plumber confirms the tree is the cause of the issue for \$550.

NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is tentatively scheduled for Thursday, August 18, 2022, at 6:00 p.m. and will be held via conference call.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:47 p.m.

ATTEST

_____	_____
Name	Title
_____	_____
Name	Title