

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

NOTICE OF MEETING	The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, November 17, 2022, via teleconference.
PRESENT	Krystal Dixon – Vice President Tommy Luong – Secretary Steve Robbins – Treasurer Shirley Ti – Member at Large
ABSENT	Gregory Tribelhorn – President
Representing Powerstone	Kaycie Lambright – Community Manager
OTHERS PRESENT	Conor Ross, Ross Construction Management
CALL TO ORDER	The Regular Session meeting was called to order at 6:19 p.m. by Vice President, Krystal Dixon.
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 3 homeowners present who had questions about trees and a leak in their unit.
CONSENT CALENDAR	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. <u>Special General Session Minutes Dated 10/19/22</u> B. <u>General Session Minutes Dated 10/20/22</u> C. <u>October 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 10/19/22 and 10/20/22 put together by management. Upon a motion duly made, seconded and carried unanimously the Board approved the minutes as presented. Upon a motion duly made, seconded and carried unanimously the Board approved the October 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 discussed the balloting process and updates. No formal decisions were made. <u>Lien Account C342-10151-3</u> The Board tabled the resolution to lien the above-mentioned account.

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

Lien Account C342-1085-1

The Board tabled the resolution to lien the above-mentioned account.

Tree Removals

The Board discussed the removal of the trees at 5846 #10 and #6. The Board determined to table this decision for further review.

Parking Patrol – Vendor Proposals

Upon a motion duly made, seconded and carried unanimously the Board approved the proposal from Nordic to take on the parking patrol and permit program in the community. The Board directed management to send a 30-day termination notice to Patrol Masters.

Architectural – Draft Solar Panel Policy

Upon a motion duly made, seconded and carried unanimously the Board approved the draft Solar Panel Policy drafted by legal counsel. The Board directed management to mail out the policy with the 2023 Budget Package for a 28-day review period.

NEW BUSIENSS

2023 Draft Budget

The Board reviewed the 2023 draft budget and upon a motion duly made and seconded the Board approved a budget reflecting a 10% increase in assessments to \$442.20 per unit per month. Management recommended a 20% increase. In addition, upon motion duly made and seconded the Board confirms its policy that with the approval of the budget, it authorizes the transfers of the approved expenses including but not limited to utilities, insurance payments, monthly reserve transfers and approved contracts that may be in excess of \$10,000 or 5% of the total reserves and operating funds, whichever is lower.

Draft Reserve Study

Upon a motion duly made, seconded and carried unanimously the Board approved the FYE 2023 draft reserve study as presented by Association Reserves.

Vendor Increases

Upon a motion duly made, seconded and carried unanimously the Board approved the requested increases from landscaping and janitorial. The Board denied the requested increase from Patrol Masters as the Board made a determination to end the contract.

Legal Retainer – Renewal

Upon a motion duly made, seconded and carried unanimously the Board approved the legal retainer renewal with Cane and Harkins for a total annual fee of \$1,200.

Plant Infill – Pool Area

The Board tabled the proposal from BrightView to infill the plants on the slope where the solar panels used to be in the pool area.

Homeowner Request – 5739 Stillwater #10

The Board reviewed the homeowner's request to have bird droppings on her patio be cleaned on a regular basis. The Board directed management to obtain some suggestions from pest control on how to handle birds in this area.

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

UNIT REPAIRS

Stream House Leaks – November 8th, 2022

The Board reviewed the leaks that were reported on November 8th.

5846 Creekside #20 – Wood Rot

The Board reviewed the proposal from Show and Tell to repair the wood rot on the closet storage unit and directed management to obtain a second bid for review.

5846 Creekside #20 – Exterior Repairs

Upon a motion duly made, seconded and carried unanimously the Board approved the window and sliding door rehabilitation and stucco repair for a total cost of \$5,390. The Board tabled the additional recommendation on the wall coating and directed management to obtain more information.

5715 Stillwater #6 – Roof Repairs

The Board tabled the proposal from Antis for roof repairs.

NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, December 15th, 2022, at 6:00 p.m. and will be held via conference call.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:35 p.m.

ATTEST

_____	_____
Name	Title
_____	_____
Name	Title