

**STREAMHOUSE COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
DECEMBER 15, 2022**

NOTICE OF MEETING The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, December, 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 Conor Ross, Ross Construction Management
Matt Nawabi, Ross Construction Management

CALL TO ORDER The Regular Session meeting was called to order at 6:03 p.m. by 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 was 1 homeowner present who had questions about next steps on their unit leak.

CONSENT CALENDAR Consent Calendar
The Board reviewed the following Consent Calendar items for approval:
A. General Session Minutes Dated 11/17/22
B. November 2022 Financials
C. Ratify – 5846 Creekside #15 Deck Repairs – Spectrum – total \$8,979.00
D. Ratify – 222 Singignwood #5 Skylight Repair – Antis – total \$8,762.00
E. Ratify – 222 Singingwood #5 Build Back – Dry Master – total \$7,297.96

Upon motion duly made, seconded and carried unanimously the Board approved items the Consent Calendar as submitted.

The Board reviewed the minutes dated 11/17/22 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 November 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 Ballots for the Loan Project were opened in an open session on 11/30/22. The loan failed 58 to 48 votes. The Board discussed possible next steps with Ross Construction management. No formal decisions were made.

Plant Infill – Pool Area
The Board tabled the proposal from BrightView to fill in plants in the pool area.

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NEW BUSIENSS

Tree Removal Proposal – Dead Alders

Upon a motion duly made, seconded and carried unanimously the Board approved the proposal from BrightView Landscaping to remove 3 dead alder trees for a total cost of \$3,500.00.

Termite Treatment—5727 Stillwater #3

Upon a motion duly made, seconded and carried unanimously the Board approved the proposal from Accurate Termite to treat the termite infestation for a total cost of \$1,730.00.

Termite Treatment—5846 Creekside #44

Upon a motion duly made, seconded and carried unanimously the Board approved the proposal from Accurate Termite to treat the termite infestation for a total cost of \$1,555.00.

Parking Permits

The Board discussed the homeowner feedback regarding a request for a second parking pass. Upon a motion duly made, seconded and carried unanimously the Board determined to approve for all owners to be allotted one permit per unit as the Rules and Regulations state. Upon a motion duly made, seconded and carried unanimously the Board approved to reimburse the homeowner at 5727 Stillwater #12 a total amount of \$250.00 for the Parking permit replacement that was ordered prior to the switch to Nordic.

UNIT REPAIRS

Deck Repairs – 5715 Stillwater #4

Upon a motion duly made, seconded and carried unanimously the Board approved the proposal from Spectrum to repair the leaking deck for a total cost of \$9,333.00.

Additonal Work – 5846 Creekside #20

Upon a motion duly made, seconded and carried unanimously the Board approved the proposal from Antis for elastomeric wall coating for a total cost of \$6,300.00.

Roof Repairs – 5715 Stillwater #6

Upon a motion duly made, seconded and carried unanimously the Board approved the proposal from Antis for roof repairs for a total cost of \$5,250.00.

NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, January 19th, 2022, at 6:00 p.m. and will be held via conference call.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:32 p.m.

ATTEST

Name

Title

Name

Title