

**STREAMHOUSE COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
January 19th, 2023**

NOTICE OF MEETING	The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, January 19 th , 2023, 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	None.
CALL TO ORDER	The Regular Session meeting was called to order at 6:03 p.m. by 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 was 3 homeowners present who had questions regarding the financials within the community, communication to owners and their own unit's leak repairs.
CONSENT CALENDAR	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. <u>General Session Minutes Dated 12/15/22</u> B. <u>Ratify – Spa Filter Replacement – Blue Balance - \$2,538.82.</u> C. <u>Ratify – Insurance Renewal – LaBarre Oksnee - \$66,009.00 annual premium.</u> D. <u>Ratify – Irrigation Repair – BrightView - \$2,367.78.</u> Upon motion duly made, seconded and carried unanimously the Board approved items the Consent Calendar as submitted.
UNFINISHED BUSINESS	<u>Loan Project</u> The Board discussed the next steps on the loan project. The Board plans to work towards a new ballot that will address the roof replacement only. <u>2023 FYE Budget – Additional Mid-Year Increase and Special Assessment</u> The Board reevaluated the 2023 budget and upon motion duly made and seconded the Board approved a budget reflecting an additional 10% mid-year increase in assessments to \$482.40 per unit per month to take effect starting March 1, 2023. In addition, the Board also authorized a one-time 5% special assessment in the amount of \$289.44 per unit. Finally, 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.

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Plant Infill – Pool Area

The Board tabled the proposal from BrightView to fill in plants in the pool area.

Solar Panel Policy – Formal Adoption

Upon a motion duly made, seconded and carried the Board approved to formally adopt the Solar Panel Policy.

UNIT REPAIRS

Rainstorm – Leaks

Management tracked a total of 11 new leaks from the rainstorm that took place on January 9th, 2023. Upon a motion duly made, seconded and carried for each of the below proposals, the Board approved all of repairs needed for units suffering from a leak.

Unit	Issue/ repair	Vendor	Cost
1. 152 Singingwood #16	Stucco + Roof	Antis	\$5,240.00
2. 5846 Creekside #20	Stucco + Windows + Sliding Door	Antis	\$11,690.00
3. 152 Singignwood #11	Stucco + Windows	Antis	\$5,070.00
4. 190 Singignwood #14	Stucco + Windows + Sliding Door	Antis	\$3,450.00
5. 5739 Stillwater #2	Deck	Spectrum	\$9,333.00
6. 5739 Stillwater #2	Roof + Skylight + Downspout Cleaning	Antis	\$3,483.00
7. 5846 Creekside #15	Interior Build Back	Dry Master	\$1,228.63
8. 5727 Stillwater #11	Stucco + Windows + Roof	Antis	\$9,100.00
9. 178 Singingwood #1	Deck	Spectrum	\$11,688.00
10. 5739 Stillwater #1	Stucco + Roof	Antis	\$3,560.00
11. 5846 Creeksdie #4	Roof	Antis	\$2,155.00
12. 5846 Creekside #6	Door + Cap Joints + Stucco	Antis	\$1,485.00

Door Replacement – 190 Singingwood #16

The Board denied the proposal from Spectrum to replace the exterior utility door and requested management obtain a temporary repair, if possible, instead of a full replacement.

NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, February 16th, 2023, at 6:00 p.m. and will be held via conference call.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:59 p.m.

ATTEST

Name	Title
Name	Title