

**STREAMHOUSE COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
GENERAL SESSION MINUTES  
February 16, 2023**

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<b>NOTICE OF MEETING</b>	The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, February 16 <sup>th</sup> , 2023, via teleconference.
<b>PRESENT</b>	Gregory Tribelhorn – President Krystal Dixon – Vice President Tommy Luong – Secretary Steve Robbins – Treasurer Shirley Ti – Member at Large
<b>ABSENT</b>	None.
<b>Representing Powerstone</b>	Kaycie Lambright – Community Manager
<b>OTHERS PRESENT</b>	Conor Ross, Ross Construction Management
<b>CALL TO ORDER</b>	The Regular Session meeting was called to order at 6:03 p.m. by President, Gregory Tribelhorn.
<b>EXECUTIVE SESSION</b>	<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.
<b>HOMEOWNER FORUM</b>	<u>Homeowner Forum</u> There were 3 homeowners present who had questions regarding repairs to their unit, irrigation concerns and the new parking patrol vendor.
<b>CONSENT CALENDAR</b>	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. <u>General Session Minutes Dated 1/19/23</u> B. <u>December 2022 Financial Statement</u> C. <u>Ratify – 5846 Creekside #33 – Font Deck Repair – Spectrum -- \$11,542.00</u> D. <u>Ratify – 190 Singingwood #9 – Front Deck Repair – Spectrum - \$11,342.00</u>  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 December 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.
<b>UNFINISHED BUSINESS</b>	<u>Loan Project</u> The Board discussed options with Conor Ross on how to proceed with a second attempt at a loan. The Board determined to set up a separate meeting to discuss and brain storm.
<b>NEW BUSINESS</b>	<u>Landscape Proposal – Monument Planting</u> The Board determined to table the proposal from BrightView for monument plantings at 190 Singingwood and 5846 Creekside for further review at the next meeting.

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**Landscape Proposal – Controller Repairs**

Upon motion duly made, seconded and carried unanimously the Board approved the proposals from BrightView for controller repairs to controller numbers 1, 2 and 3. Total cost for controller #1 is \$1,068.44, total cost for controller #2 is \$1,297.99 and total cost for controller #3 is \$1,306.65.

**Architectural Application 222 Singingwood #14**

Upon motion duly made, seconded and carried unanimously the Board approved the architectural application from 222 Singingwood #14 to install an HVAC.

**Concrete Repair Proposal**

Upon motion duly made, seconded and carried unanimously the Board approved the proposal from Concrete Hazard Solutions to repair 2 areas in the community needing concrete replaced for a total cost of \$3,070.00.

**Garage Door Replacements**

The Board reviewed homeowner feedback around the approved garage door no longer in available for purchase. The Board determined to work on new/ updated garage door guidelines. In the meantime, homeowners are encouraged to submit applications for similar doors for the Board to review.

**UNIT REPAIRS**

**Rainstorm – Leaks**

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. The board tabled the proposal for 222 Singingwood #10 from Spectrum and requested management obtain a proposal from Antis for comparison.

Unit	Issue/ repair	Vendor	Cost
1. 5727 Stillwater #3	Roof	Antis	\$3,750.00
2. 178 Singingwood #1	Interior Build Back	Dry Master	\$1,170.88
3. 190 Singingwood #8	Front Deck	Spectrum	\$10,233.00
4. 5846 Creekside #20	Build Back	Dry Master	\$2,130.83
5. 166 Singingwood #14	Window, Stucco and Slider	Antis	\$8,720.00
6. 178 Singingwood #2	Window, Stucco, Slider and Downspout	Antis	\$4,940.00
7. 5727 Stillwater #14	Window, Stucco and Slider	Antis	\$3,730.00
8. 190 Singingwood #15	Window and Stucco	Antis	\$5,235.00
9. 222 Singingwood #2	Roof and Skylight	Antis	\$3,840.00
10. 152 Singingwood #2	Chimney and Stucco	Antis	\$3,012.00
		<b>TOTAL:</b>	<b>\$49,596.71</b>

**NEXT MEETING**

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, March 16<sup>th</sup>, 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**

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Name

\_\_\_\_\_

Title

\_\_\_\_\_

Name

\_\_\_\_\_

Title