

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

NOTICE OF MEETING	The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, March 16 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 5:48 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 were 3 homeowners present who were just observing and one was discussing a parking permit request with the Board.
CONSENT CALENDAR	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. <u>General Session Minutes Dated 2/16/23</u> B. <u>January 2023 Financial Statement</u> C. <u>Ratify – 5846 Creekside #25 – Front Deck Repair – Spectrum – total cost \$12,788</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 January 2023 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 is set to meet with Conor Ross on April 12 th to discuss next steps. <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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NEW BUSINESS

Board Member Reimbursement – Pool Key Cards

Upon a motion duly made, seconded and carried the Board approved to reimburse Director Luong in the amount of \$61.72 for new pool key cards purchased for activation.

2023 Board Member Election

The Board reviewed the open seats for the upcoming election. All 5 seats are open for the Board.

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 front deck repair proposals with Spectrum for units 5715 Creekside #3 and 5739 Stillwater #3 for further review.

Unit	Issue/ repair	Vendor	Cost
1. 222 Singingwood #14	Front deck repair	Spectrum	\$10,348
2. 152 Singingwood #16	Interior build back	Dry Master	\$2,489.85
3. 5739 Stillwater #2	Windows, sliding door, wall coating	Antis	\$11,445
4. 5846 Creeksdie #32	Front deck	Spectrum	\$12,383
5. 5739 Stillwater #3	Windows, sliding door, wall coating	Antis	\$7,675
6. 5727 Stillwater #6	Windows, sliding door, wall coating and Skylight	Antis	\$11,245
7. 190 Singingwood #8	Roof repairs and vent cap replacement	Antis	\$5,300
8. 190 Singingwood #12	Windows, sliding door, wall coating and Skylight and roof repairs	Antis	\$11,015
9. 5846 Creeksdie #27	Front Deck	Spectrum	\$12,228
10. 5727 Stillwater #14	Inteiror Build Back	Dry Master	\$2,053.85
11. 5715 Stillwater #11	Wall Coating	Antis	\$4,852.50
		TOTAL:	\$91,035.00

NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, April 27th, 2023, at 6:00 p.m. and will be held via conference call.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:23 p.m.

ATTEST

Name

Title

Name

Title