

**STREAMHOUSE COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
April 27, 2023**

NOTICE OF MEETING	The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, April 27 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 6:01 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 8 homeowners present who had questions on the potential loan, leak repairs and architectural questions.
CONSENT CALENDAR	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. <u>General Session Minutes Dated 3/16/23</u> B. <u>February 2023 Financial Statement</u> C. <u>March 2023 Financial Statement</u> D. <u>Ratify – 5846 Creekside #20 – Roof Repairs -- \$1,890.00</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 February and March 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 May 10 th to discuss next steps.

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Landscape Proposal – Monument Planting

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.

Landscape Proposal – Pool Slope

The Board determined to table the work on the pool area slope.

Community Wide Tree Trimming

Upon a motion duly made, seconded and carried the Board approved the community wide tree trimming proposal with BrightView for a total cost of \$26,613 to be scheduled for July.

NEW BUSINESS

Homeowner Request – Plant Material

Upon a motion duly made, seconded and carried the Board approved the homeowner request to install some plant material in a bare area for a total cost of \$80 with BrightView.

190 Singingwood #16 – Door Replacement

Upon a motion duly made, seconded and carried the Board approved the utility door replacement at 190 Singingwood #16 with Calico for a total cost of \$1,375.00.

Title 22 Controller Proposal

The Board reviewed the proposal from Blue Balance for the Title 22 controllers in the pool area. No formal decisions were made.

Broken Main Line Repair

Upon a motion duly made, seconded and carried the Board approved the proposals to repair the broken main line at 5846 Creekside #34. Proposal from BrightView for the irrigation work for a total cost of \$2,568.78 and from City Service for the asphalt work for a total cost of \$5,695.00.

Pest Control Proposals

Upon a motion duly made, seconded and carried the Board approved termite treatments with Accurate Termite for 5715 Stillwater #7 for a cost of \$1,900 and 5846 Creekside #20 for a cost of \$1,665.00.

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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.

Unit	Issue/ repair	Vendor	Cost
1. 190 Singingwood #12	Front Deck	Spectrum	\$12,788.00
2. 152 Singingwood #10	Front Deck	Spectrum	\$13,482.00
3. 152 Singingwood #16	Stucco + Slider	Spectrum	\$2,684.00
4. 5715 Stillwater #3	Front Deck	Spectrum	\$12,994.00
5. 5715 Stillwater #5	Stucco	Spectrum	\$1,943.00
6. 5739 Stillwater #2	Stucco + Slider	Spectrum	\$2,684.00
7. 190 Singingwood #9	Interior Build Back	Dry Master	\$1,726.66
8. 5739 Stillwater #3	Front Deck	Spectrum	13,188.00
9. 5846 Creekside #27	Roof	Antis	\$3,070.00
10. 166 Singingwood #8	Roof	Antis	\$5,750.00
11. 166 Singingwood #7	Skylight	Antis	\$1,470.00
12. 5846 Creekside #23	Window, stucco, roof, and chimney repairs	Antis	\$12,420.00
13. 5739 Stillwater #1	Roof, window and stucco	Antis	\$8,335.00
14. 5846 Creekside #42	Front Deck	Spectrum	\$13,482.00
15. 5715 Stillwater #11	Stucco	Spectrum	\$1,688.00
16. 5846 Creekside #23	Front Deck	Spectrum	\$13,882.00
17. 5739 Stillwater #4	Front Deck	Spectrum	\$13,788.00
18. 222 Singingwood #10	Stucco + Slider	Spectrum	\$4,288.00
19. 5727 Creekside #6	Front Deck	Spectrum	\$13,482.00
20. 190 Singingwood #15	Roof, window + stucco	Antis	\$6,544.00
21. 5846 Creekside #24	Roof repair – single-ply installation	Antis	\$3,860.00
22. 152 Singingwood #6	Roof	Antis	\$3,200.00
23. 5727 Stillwater #11	Roof	Antis	\$3,950.00
24. 5733 Stillwater #1	Window + roof	Antis	\$4,630.00
25. 5846 Creekside #8	Roof + stucco	Antis	\$3,100.00
26. 5727 Stillwater #4	Stucco + Slider	Spectrum	\$2,722.00
27. 5727 Stillwater #6	Wood + stucco	Spectrum	\$2,988.00
28. 5846 Creekside #8	Front Deck	Spectrum	\$13,984.00
29. 5846 Creekside #24	Front Deck	Spectrum	\$14,486.00
30. 5846 Creekside #43	Front Deck	Spectrum	\$13,879.00
31. 5739 Stillwater #5	Front Deck	Spectrum	\$13,386.00
32. 190 Singingwood #9	Stucco + Slider	Spectrum	\$2,923.00
33. 5846 Creekside 21	Remediation	Dry Master	\$13,013.45
		TOTAL:	\$255,810.11

NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, May 18th, 2023, at 6:00 p.m. and will be held via conference call.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:17 p.m.

ATTEST

Name

Title

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Name

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