

**STREAMHOUSE COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
GENERAL SESSION MINUTES  
May 18, 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, May 18 <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>	None.
<b>CALL TO ORDER</b>	The Regular Session meeting was called to order at 5:57 p.m. by President, Gregory Tribelhorn.
<b>EXECUTIVE SESSION</b>	<u><b>Executive Session Update</b></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><b>Homeowner Forum</b></u> There were 3 homeowners present who had questions about roof repairs, the communities' water intrusion policy and deck repairs.
<b>CONSENT CALENDAR</b>	<u><b>Consent Calendar</b></u> The Board reviewed the following Consent Calendar items for approval: A. <u>General Session Minutes Dated 4/27/23</u> B. <u>April 2023 Financial Statement</u>  Upon motion duly made, seconded and carried unanimously the Board approved item A and tabled item B for further review.
<b>UNFINISHED BUSINESS</b>	<u><b>Loan Project</b></u> The next loan discussion meeting will take place on May 24 <sup>th</sup> with Ross Construction. No formal decisions were made.  <u><b>Lien account C342-10535-3</b></u> The Board determined to table the lien for the above-mentioned account.
<b>NEW BUSINESS</b>	<u><b>Financial Options</b></u> The Board discussed financial options to move funds to a CDAR. No formal decisions were made.

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**Termite Treatment Proposal**

Upon a motion duly made, seconded and carried the Board approved the proposal from Accurate Termite for termite treatment at 5846 Creekside #42 for a total cost of \$1,285.00.

**New Lighting Vendor**

Upon a motion duly made, seconded and carried the Board approved the proposal from Horizon Lighting to take on the regular lighting maintenance for the community for a total cost of \$129.95 per month. The Board directed management to terminate the contract with Peak Lighting.

**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. 5846 Creekside #4	Interior Build Back	Dry Master	\$1,737.45
2. 166 Singingwood #8	Roof Repair	Antis	\$7,619.00
3. 152 Singingwood #6	Roof Repair	Antis	\$5,315.00
4. 5715 Stillwater #7	Windows, slider, stucco downspout	Antis	\$15,452.00
5. 5739 Stillwater #2	Roof Repair	Antis	\$5,436.00
6. 5846 Creekside #21	Front Deck + Stucco	Spectrum	\$14,895.00
7. 5846 Creekside #14	Front Deck	Spectrum	\$14,482.00
8. 5846 Creekside #25	Additonal Repairs + engineer & permit fees	Dry Master	\$15,226.27
		<b>TOTAL:</b>	<b>\$80,162.72</b>

**NEXT MEETING**

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, June 15<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 6:41 p.m.

**ATTEST**

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Name Title

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Name Title