

**STREAMHOUSE COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
June 15, 2023**

NOTICE OF MEETING The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, June 15th, 2023, via teleconference.

PRESENT Gregory Tribelhorn – President
Krystal Dixon – Vice President
Tommy Luong – Secretary
Steve Robbins – Treasurer

ABSENT Shirley Ti – Member at Large

Representing Powerstone Kaycie Lambright – Community Manager
David Olson – Manager in Training

OTHERS PRESENT Conor Ross, Ross Construction.

CALL TO ORDER The Regular Session meeting was called to order at 6:20 p.m. by President, Gregory Tribelhorn.

EXECUTIVE SESSION **Executive Session Update**
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 **Homeowner Forum**
There were 10 homeowners present who had questions about the loan process, leak repairs, and parking concerns.

CONSENT CALENDAR **Consent Calendar**
The Board reviewed the following Consent Calendar items for approval:
A. General Session Minutes Dated 5/18/23
B. April 2023 Financial Statement
C. May 2023 Financial Statement
D. Ratify – 222 Singingwood #2 Deck repair
E. Ratify – 5846 Creekside #33 Stucco, wood and door pan repair
F. Ratify – 222 Singingwood #14 Stucco and door pan repair
G. Ratify – 222 Singingwood #2 Build Back
H. Ratify – 5846 Creekside #27 Build Back
I. Ratify – 5846 Creekside #14 Window, sliding glass door and stucco repairs
J. Ratify – 5846 Creekside #3 Broken main line repair

Upon motion duly made, seconded and carried unanimously the Board approved items A through J from the consent calendar as submitted.

Upon a motion duly made, seconded and carried unanimously the Board approved the April and May 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.

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UNFINISHED BUSINESS

Loan Project

Upon a motion duly made, seconded and carried the Board approved the proposal from Advanced Election services for a total cost of \$1,315.00 to perform ballot distribution and election services for the Loan vote.

Financial Options

The Board tabled to discussion for further review.

Lien Account C342-10535-3

The Board tabled the option to lien the delinquent account.

NEW BUSINESS

Pool Area Retaining Wall – Proposal

The Board tabled the proposal from Spectrum to make repairs to the stucco wall in the pool area and requested management get an updated proposal without paint included and a competitive proposal from an additional vendor.

FYE 2022 Draft Audit

Upon a motion duly made, seconded and carried the Board approved the draft audit as prepared by VanDerPol and Company.

UNIT REPAIRS

Rainstorm – Leaks

Upon a motion duly made, seconded and carried the Board approved proposal number 3 from Spectrum and tabled the proposals from Dry Master for further review.

Unit	Issue/ repair	Vendor	Cost
1. 152 Singingwood #6	Interior Build Back	Dry Master	\$1,682.92
2. 190 Singingwood #15	Interior Build Back	Dry Master	\$1,274.92
3. 166 Singingwood #13	Concrete Patio and Drain	Spectrum	\$4,567.89
		TOTAL:	\$7,525.73

NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, July 20th, 2023, at 6:00 p.m. and will be held via conference call.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:19 p.m.

ATTEST

Name

Title

Name

Title