

**STREAMHOUSE COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
July 20, 2023**

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| NOTICE OF MEETING | The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, July 20 th , 2023, via teleconference. |
| PRESENT | Gregory Tribelhorn – President Krystal Dixon – Vice President Steve Robbins – Treasurer Shirley Ti – Member at Large |
| ABSENT | Tommy Luong – Secretary |
| Representing Powerstone | Kaycie Lambright – Community Manager |
| OTHERS PRESENT | None. |
| CALL TO ORDER | The Regular Session meeting was called to order at 6:17 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 was one homeowner present who had questions about the loan project. |
| CONSENT CALENDAR | <u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. <u>General Session Minutes Dated 6/15/23</u> B. <u>June 2023 Financial Statement</u> C. <u>Ratify – 152 Singingwood #6 – Dry Master Build Back - \$1,037.91</u> Upon motion duly made, seconded and carried unanimously the Board approved items A through C from the consent calendar as submitted. Upon a motion duly made, seconded and carried unanimously the Board approved the June 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 discussed the upcoming meet and greet event scheduled for July 26 th in the VMA clubhouse with management, Ross construction and Antis Roofing. <u>Lien Account C342-10535-3</u> Upon a motion duly made, seconded and carried the Board approved to proceed with the lien against the above-mentioned homeowner account. |

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Lien Account C342-10135-1

Upon a motion duly made, seconded and carried the Board approved to proceed with the lien against the above-mentioned homeowner account.

Lien Account C342-10485-1

Upon a motion duly made, seconded and carried the Board approved to proceed with the lien against the above-mentioned homeowner account.

Lien Account C342-10151-3

The Board determined to table the lien for this account as the amount owed was under \$1,000.

Lien Account C342-10530-1

The Board determined to table the lien for this account as the amount owed was under \$1,000.

Pool Area Retaining Wall – Proposal

Upon a motion duly made, seconded and carried the Board conditionally approved the proposal from Calico for the powerwashing of the pony wall in the pool area for a total cost of \$475, should the result look the same as the sample area that was completed by Spectrum.

NEW BUSINESS

Antis Roof Cleaning Proposal

The Board tabled the proposal from Antis to have the roofs, gutter and downspouts cleaned to be included in with the loan project, should the loan pass.

Irrigation Repairs

Upon a motion duly made, seconded and carried the Board approved the proposals from BrightView for replacing 2 irrigation valves at 5846 Creekside #42 and #43 for a total cost of \$1,334.72 and for repairs to be made at controller #4 for a total cost of \$1,852.03.

UNIT REPAIRS

Rainstorm – Leaks

Upon a motion duly made, seconded and carried the Board approved the below proposals for unit repairs due to leaks.

1. 5727 Stillwater #4 – Dry Master Build Back - \$1,334.91
2. 5739 Stillwater #2 – Dry Master Build Back - \$9,366.46
3. 5846 Creekside #10 – Antis window work - \$7,767.00
4. 166 Singingwood #8 – Dry Master Build Back - \$2,220.38
5. 5846 Creekside #14 – Build Back - \$6,294.79

The Board determined to table the below proposals to be included in with the loan project, should the loan pass.

1. 166 Singingwood #14 – Antis wall coating
2. 222 Singingwood #4 – Antis wall coating
3. 222 Singingwood #4 – Spectrum front deck
4. 222 Singingwood #14 – Spectrum stucco cracks

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NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, August 17th, 2023, at 6:00 p.m. and will be held via conference call.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 p.m.

ATTEST

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| Name | Title |

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| Name | Title |