

**STREAMHOUSE COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
August 17, 2023**

NOTICE OF MEETING	The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, August 17 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 6:14 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 7 homeowners present who had questions about the loan and the new recycling bins with CR&R.
CONSENT CALENDAR	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. <u>General Session Minutes Dated 7/20/23</u> B. <u>July 2023 Financial Statement</u> C. <u>Ratify – Mailbox Proposal – Hillcrest - \$4,600</u> D. <u>Ratify – 5715 Stillwater #7 – Dry Master - \$1,282.82</u> Upon motion duly made, seconded and carried unanimously the Board approved items A through D from the consent calendar as submitted. Upon a motion duly made, seconded and carried unanimously the Board approved the July 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> A quorum was not met on August 17 th in order to open the ballots from the owners on the loan. The proposed new date to open the ballots is September 13 th .

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Pool Area Retaining Wall – Proposal

Upon a motion duly made, seconded and carried the Board approved the proposal from Spectrum to remove the peeling stucco from the pony wall in the pool area for a total cost of \$2,928.

Antis Roof Cleaning Proposal

Upon a motion duly made, seconded and carried the Board approved the proposal from Antis to complete the roof cleaning for a total cost of \$14,438.

NEW BUSINESS

Pool Lattice – Replacement

The Board denied the proposal from Calico to have the wooden lattice above the pump room removed and replaced.

Landscape Proposal

Upon a motion duly made, seconded and carried the Board approved to allow for BrightView to install mulch for a CNTE \$200.

Tree Removals

Upon a motion duly made, seconded and carried the Board approved the proposal from BrightView to have 2 trees removed from units 5846 Creekside #10 and #6 for a total cost of \$330. The Board requested management obtain additional options for replacement trees from BrightView that avoid shedding.

Termite Treatment – 5846 Creekside #23

Upon a motion duly made, seconded and carried the Board approved the proposal from Accurate Termite for treatment for a total cost of \$2,580.

Door Repair – 5739 Stillwater #2

The Board tabled the proposal from Calico to replace the utility door on the exterior of this unit per homeowner request. The Board directed management to obtain additional proposals for comparison.

CR&R Recycling – State Requirements

The Board reviewed the requirements from CR&R for state required recycling. The Board agreed to test out a split bin option in the 152 N. Singingwood cul-de-sac.

Sidewalk Repair – Master Pool Area

Upon a motion duly made, seconded and carried the Board approved the proposal from Concrete Hazard Solutions to repair the uneven sidewalk near the Villeurbanne Master HOA pool for a total cost of \$5,995. The Master association will review the request from Stream House to spilt the cost of the repair at their October Board meeting.

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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. 190 Singingwood #8 – Dry Master Build Back - \$1,510.05.00
2. 5846 Creekside #10 – Spectrum Front Deck Repair - \$14,488.00
3. 5846 Creekside #10 – Dry Master Build Back - \$1,404.64
4. 152 Singingwood #10 – Dry Master Build Back - \$2,216.09

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. 5727 Stillwater #10 – Antis roof repair
3. 5721 Stillwater #2 – Antis window, wall coating, gutter and roof cleaning
4. 166 Singingwood #1 – Antis sliding door repairs, windows, wall coating

NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, September 21st, 2023, at 6:00 p.m. and will be held via conference call.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:24 p.m.

ATTEST

Name

Title

Name

Title