

**STREAMHOUSE COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
GENERAL SESSION MINUTES  
September 21, 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, September 21 <sup>st</sup> , 2023, via teleconference.
<b>PRESENT</b>	Gregory Tribelhorn – President Tommy Luong – Secretary Steve Robbins – Treasurer Shirley Ti – Member at Large
<b>ABSENT</b>	Krystal Dixon – Vice President
<b>Representing Powerstone</b>	Kaycie Lambright – Community Manager
<b>OTHERS PRESENT</b>	Conor Ross – Ross Construction Matt Nawabi – Ross Construction
<b>CALL TO ORDER</b>	The Regular Session meeting was called to order at 6:18 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 8 homeowners present who had questions about the loan payment process and landscaping concerns.
<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 8/17/23</u> B. <u>August 2023 Financial Statement</u>  Upon motion duly made, seconded and carried unanimously the Board approved items A through B from the consent calendar as submitted.  Upon a motion duly made, seconded and carried unanimously the Board approved the August 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.
<b>UNFINISHED BUSINESS</b>	<u><b>Loan Project</b></u> The opening of the loan ballots took place on September 13 <sup>th</sup> , 2023 and passed within the community with 72 yes votes and 27 no votes. The Board reviewed the proposed phase 1 roofing and deck proposals for the re-roofing and re-decking within the community. Upon motion duly made and seconded the Board resolved to approve a cost not to exceed contract for phase 1 of the re-roofing project with Antis Roofing for \$200,000 and in accordance with Civil Code Section 5502 approve any transfer of funds associated with the disposition of the contract.

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Upon motion duly made and seconded the Board resolved to approve a cost not to exceed contract for phase 1 of the re-decking project with Rayco for \$40,000 and in accordance with Civil Code Section 5502 approve any transfer of funds associated with the disposition of the contract.

**Tree Replacements**

The Board tabled the replacement proposal from BrightView for tree replacements for further review.

**NEW BUSINESS**

**Lien – C342-10158-2**

Upon a motion duly made, seconded and carried the Board approved to proceed with the lien against delinquent account C342-10158-2.

**Termite Treatment – 5846 Creekside #29**

Upon a motion duly made, seconded and carried the Board approved the proposal from Accurate termite for termite treatment for the front deck over the garage for a total cost of \$3,425.

**Master Association – Topography Contribution**

The Board reviewed the request from the Villeurbanne Master association to contribute to the cost of the topography map. The Board tabled the decisions for further consideration.

**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. 152 Singingwood #10 – Dry Master Build Back - \$2,216.09
2. 5727 Stillwater #3 – Antis Window Repair and Downspout - \$1,865.00
3. 190 Singingwood #16 – Antis Gutter and Downspout replacement - \$1,950.00
4. 152 Singingwood #12 – Antis Roof Repair - \$3,100.00
5. 152 Singingwood #7 – Spectrum Deck repair - \$14,682.00
6. 5715 Stillwater #7 – Dry Master Build Back - \$4,498.11

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

1. 152 Singingwood #1 – Antis Roof Repair
2. 166 Singingwood #16 – Antis Windows and Wall Coating

**NEXT MEETING**

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, October 19<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 7:10 p.m.

**ATTEST**

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Name

\_\_\_\_\_  
Title

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Name

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Title