

**STREAMHOUSE COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
GENERAL SESSION MINUTES  
November 16, 2023**

---

<b>NOTICE OF MEETING</b>	The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, November 16 <sup>th</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>	Matt Nawabi – Ross Construction Management
<b>CALL TO ORDER</b>	The Regular Session meeting was called to order at 6:27 p.m. by President, Gregory Tribelhorn.
<b>EXECUTIVE SESSION</b>	<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.
<b>HOMEOWNER FORUM</b>	<u>Homeowner Forum</u> There were 2 homeowners present who had questions about the loan payment process.
<b>CONSENT CALENDAR</b>	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. <u>General Session Minutes Dated 10/19/23</u> B. <u>October 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 October 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>Loan Project – Deck Color</u> The Board reviewed the color options for the new deck color. No formal decisions were made.

**STREAMHOUSE COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
GENERAL SESSION MINUTES  
November 16, 2023**

---

**Draft 2024 Budget**

Upon a motion duly made, seconded and carried, with Director Ti opposed the Board approved the draft budget for 2024 reflecting a 19% increase in assessments to \$575 per owner per month. In addition, upon motion duly made and seconded the Board confirms its policy that with the approval of the budget, it authorizes the transfers of the approved expenses including but not limited to utilities, insurance payments, monthly reserve transfers and approved contracts that may be in excess of \$10,000 or 5% of the total reserves and operating funds, whichever is lower.

**Draft 2024 Reserve Study**

Upon a motion duly made, seconded and carried the Board approved the Draft reserve study as presented by Association Reserves.

**CR&R Refuse Management**

The Board reviewed all of the options available to them with CR&R for the new state wide recycling regulations and determined to keep the 35 gallon recycling bins in all cul-de-sacs to maintain uniformity.

**Window Tint**

The Board discussed the current window tinting and coverings rules in the community. No decisions were made to change the rules.

**Cameras**

The Board discussed security camera installments throughout the community. The Board directed management to reach out to legal counsel to get feedback on best practices for cameras in common area.

**NEW BUSINESS**

**Board Member Resignation**

Director Luong announced his resignation from the Board of Directors. Upon a motion duly made, seconded and carried the Board accepted his resignation, effective November 16<sup>th</sup>, 2023.

**Board Member Appointment**

Upon a motion duly made, seconded and carried the Board approved to appoint homeowner Steve Grabowski to the Board effective November 16<sup>th</sup>, 2023.

**Lien Account C342-10165-2**

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

**Lien Account C342-1530-1**

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

**STREAMHOUSE COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
GENERAL SESSION MINUTES  
November 16, 2023**

---

**Audit Proposal**

Upon a motion duly made, seconded and carried the Board approved the audit proposal from VanDerPol and Company for a total cost of \$1,525.

**Irrigation Controller Repair**

The Board tabled the bid for a new irrigation controller from BrightView for further review.

**Plant Material Proposal**

Upon a motion duly made, seconded and carried the Board approved the proposal from BrightView for additional plant material that was discussed on the October landscape walk for a total cost of \$554.

**Termite Treatments**

Upon a motion duly made, seconded and carried the Board approved the below proposals for termite treatment within the individual units:

152 Singingwood #1	\$1,975
152 Singingwood #10	\$1,700
5739 Stillwater #3	\$2,000
5846 Creeksdie #19	\$1,235
5846 Creeksdie #33	\$2,365

**UNIT REPAIRS**

**Rainstorm – Leaks**

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

Unit	Issue/ repair	Vendor	Cost
1. 166 Singignwood #2	Roof Repair	Antis	\$2,600
2. 5727 Stillwater #6	Wood/ Stucco at Deck	Spectrum	\$2,895
3. 5715 Stillwater #2	Windows, sliding door, stucco coating	Antis	\$5,100
4. 166 Singingwood #16	Build Back	Dry Master	\$1,503.18
5. 5727 Stillwater #6	Build Back	Dry Master	\$1,602.20
6. 5846 Creeksdie #21	Build Back	Dry Master	\$7,677.06

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

Unit	Issue/ repair	Vendor	Cost
1. 5715 Stillwater #15	Front Deck Repair	Spectrum	\$14,638
2. 5846 Creeksdie #33	Wood and Stucco – Utility Door	Spectrum	\$4,266

**NEXT MEETING**

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, December 14<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 8:03 p.m.

STREAMHOUSE COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
GENERAL SESSION MINUTES  
November 16, 2023

---

ATTEST

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title