

**STREAMHOUSE COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
December 14, 2023**

NOTICE OF MEETING	The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, December 14 th , 2023, via teleconference.
PRESENT	Gregory Tribelhorn – President Krystal Dixon – Vice President Steve Grabowski – Secretary Steve Robbins – Treasurer Shirley Ti – Member at Large
ABSENT	None.
Representing Powerstone	Kaycie Lambright – Community Manager
OTHERS PRESENT	Conor Ross – Ross Construction Management Matt Nawabi – Ross Construction Management
CALL TO ORDER	The Regular Session meeting was called to order at 6:10 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 11 homeowners present who had questions about the loan payment process, their deck repairs and termite treatments.
CONSENT CALENDAR	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. <u>General Session Minutes Dated 11/16/23</u> B. <u>Special General Session Minutes Dated 11/20/23</u> C. <u>November 2023 Financial Statement</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 November 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 – Updates</u> The Board discussed updates on the loan project including Phase 1 of the new roofs being completed. The Board also reviewed the color options for the new deck color. No formal decisions were made.

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Irrigation Controller Repair

Upon a motion duly made, seconded and carried the Board approved the proposal from BrightView to replace the damaged irrigation controller #3 for a total cost of \$3,452.67.

Homeowner Concern – Landscaping

The Board reviewed the homeowners concerns behind 152 Singingwood #3. No formal decisions were made.

Streams

The Board reviewed prior vendors contract proposals for streams maintenance in the community. The Board requested management obtain an updated proposal from their current vendor, LMI for 3 days per week instead of the current scope of 2 days per week.

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 Singingwood #16	Roof Repair	Antis	\$1,750
2. 166 Singingwood #16	Build Back	Dry Master	\$1,027.87
3. 5846 Creekside #19	Window Repairs	Antis	\$1,785
4. 190 Singingwood #14	Build Back	Dry Master	\$1,111.15

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

- 5715 Stillwater #15 – Deck Repair with Protec (previously Spectrum).

NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, January 18th, 2024, at 6:00 p.m. and will be held via conference call.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:41 p.m.

ATTEST

Name

Title

Name

Title