

**STREAMHOUSE COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
January 18, 2024**

NOTICE OF MEETING	The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, January 18, 2024 Via Zoom.
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 Paige Gregory – 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 6:34 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 delinquency matters and homeowner requests.
HOMEOWNER FORUM	<u>Homeowner Forum</u> There were 2 homeowners present who had questions about payback assessment of interior repairs and the stream issues.
CONSENT CALENDAR	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. <u>General Session Minutes Dated 12/14/23</u> B. <u>December 2023 Financial Statement</u> C. <u>Ratify – 152 Singingwood #3 – Termite Treatment</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 December 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 reviewed the enclosed Ross Construction Management Agenda including roof and deck updates.

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Updated LMI Contract

The Board tabled the proposed LMI contract update for further review.

NEW BUSINESS

Parking Patrol – Duplicate Permits

The Board reviewed the parking permit feedback from Allied. The board directed management to request an audit of the permits for review. No formal decisions were made.

UNIT REPAIRS

Rainstorm – Leaks

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

- 166 Singignwood #1 – Build back with Drymaster for \$3,603.19
- 5727 Stillwater #15 – window repairs with Antis for \$2,040

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

- 5715 Stillwater #10 – Wall Coating, Window and Slider Repairs and Scupper sealing
- 5715 Stillwater #15 – Roof Repairs, and Wall Coating
- 5846 Creekside #2 – Exterior Beam Repair

NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, February 15, 2024, with Executive Session at 5:30 pm and General Session at 6:00 p.m., virtually.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:23 p.m.

ATTEST

Name

Title

Name

Title