

**STREAMHOUSE COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
February 15, 2024**

NOTICE OF MEETING	The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, February 15, 2024, Via Zoom.
PRESENT	Gregory Tribelhorn – President Krystal Dixon – Vice President Steve Robbins – Treasurer Shirley Ti – Member at Large
ABSENT	Steve Grabowski – Secretary
Representing Powerstone	Kaycie Lambright – Community Manager Paige Gregory – Community Manager
OTHERS PRESENT	Matt Nawabi – Ross Construction Management
CALL TO ORDER	The Regular Session meeting was called to order at 6:23 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 5 homeowners present who had questions about their units build back, escrow questions and architectural application guidelines.
CONSENT CALENDAR	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. <u>General Session Minutes Dated 01/18/24</u> B. <u>January 2024 Financial Statement</u> C. <u>Ratify – Main Line Plumbing Repair – 5846 Creekside #30</u> D. <u>Ratify – 5715 Stillwater #13 – Termite Treatment</u> E. <u>Ratify – 5846 Creekside #14 – Skylight Repair</u> Upon motion duly made, seconded, and carried unanimously the Board approved items A through E from the consent calendar as submitted.
UNFINISHED BUSINESS	<u>Loan Project – Updates</u> The Board discussed projects updates with Ross Construction. Deck leaks have been handed over to Rayco. Owners are being notified to look at their sliders and windows for any areas of potential failure. No formal decisions were made.

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Ratify -Transfer of Loan Funds and Reserve Funds

Upon motion duly made, seconded, and carried unanimously the Board approved of the transfer of \$100,000 from Reserves to Operating for the purposes of paying outstanding invoices. Upon motion duly made, seconded, and carried unanimously the Board approved for a transfer of \$457,018.54 from Operating to the Reserves/Special Assessment account for the purposes of paying the loan project invoices.

2024 Draft Budget

Board to open the discussion on the 2024 budget once again. Management recommended a full 20% increase to \$578.88 per owner per month. The Board tabled the Draft Budget to reevaluate an updated Reserve Study including current loan project components.

Pool Area Pony Wall

Upon a motion duly made, seconded, and carried the Board tabled the Power Washing Proposal discussion until May.

NEW BUSINESS

Loan Project- Skylight Replacements

The Board tabled the Antis Roofing Skylight Replacement Proposal for further review.

5846 Creekside #31 – Termite Proposal

Upon motion duly made, seconded, and carried unanimously the Board approved the enclosed termite treatment proposal from Accurate Termite for a total cost of \$1,595.

UNIT REPAIRS

Rainstorm – Leaks

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

- 5846 Creekside #42 – Interior Build back - \$2,210.95
- 5715 Stillwater #10 – Interior Build back - \$2,482.60

Upon a motion duly made, seconded, and carried the Board has determined to table the below proposal to be included in the loan project.

- 5715 Stillwater #10 – Stucco Coating and Slider Repairs

NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, March 21, 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 7:55 p.m.

ATTEST

Name Title

Name Title