

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

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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, April 18, 2024, Via Zoom.
<b>PRESENT</b>	Gregory Tribelhorn – President Krystal Dixon – Vice President Steve Grabowski – Secretary Steve Robbins – Treasurer
<b>ABSENT</b>	Shirley Ti – Member at Large
<b>Representing Powerstone</b>	Kaycie Lambright – Community Manager
<b>OTHERS PRESENT</b>	None.
<b>CALL TO ORDER</b>	The Regular Session meeting was called to order at 6:51 p.m. by President, Gregory Tribelhorn.
<b>EXECUTIVE SESSION</b>	<b><u>Executive Session Update</u></b> It was noted that the Board met in Executive Session prior to the Regular Session Meeting to discuss delinquency matters and homeowner requests.
<b>HOMEOWNER FORUM</b>	<b><u>Homeowner Forum</u></b> There was 1 homeowner present who had questions about her garage leak repairs.
<b>CONSENT CALENDAR</b>	<b><u>Consent Calendar</u></b> The Board reviewed the following Consent Calendar items for approval: A. <u>General Session Minutes Dated 03/21/24</u> B. <u>March 2024 Financial Statement</u> C. <u>Ratify –152 Singingwood #9 – Skylight \$1,273</u> D. <u>Board Member Reimbursement – Control Box Latch and Lock \$58.17</u>  Upon motion duly made, seconded, and carried unanimously the Board approved items A through D from the consent calendar as submitted.
<b>UNFINISHED BUSINESS</b>	<b><u>Loan Project – Updates</u></b> The Board discussed projects updates with Ross Construction on the roof and deck work. Upon a motion duly made, seconded and carried the Board approved Bank Draw #2 and #3 to process the latest invoices for the loan project.  <b><u>Loan Project Skylight Replacements – Revised Proposal</u></b> The Board reviewed the updated proposal from Antis for the recommended skylight replacements based on severity in conjunction with the roofing loan project. The Board ultimately tabled the proposal for further review and consideration with respect to the budget and contingency possibly needed for items that may come up.

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**Controller Repairs - #1, #2 and #3**

Upon a motion duly made, seconded and carried the Board approved the below controller repairs with BrightView Landscaping:

- Controller #1- \$1,473.28
- Controller #2 - \$754.84
- Controller #3 - \$711.81

**NEW BUSINESS**

**Reserve Study Proposal**

Upon a motion duly made, seconded and carried the board approved the renewal proposal from Association Reserves for a total cost of \$750 for the 2024 study to be completed.

**190 Singingwood #6 – Termite Treatment**

Upon a motion duly made, seconded and carried the Board approved the proposal from Accurate Termite for termite treatment in the above-mentioned unit for a total cost of \$4,215.

**Plant Infill Proposal**

The board determined to table the proposal for plant infill needed based on the April landscape walk.

**UNIT REPAIRS**

**166 Singingwood #10 – Roof Repairs**

The Board determined to table the roof repair at this unit and asked that management request that this Roof Repair be expedited with Antis Roofing for the loan project.

**NEXT MEETING**

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, May 16th, 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 7:12 p.m.

**ATTEST**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name

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Title