

**STREAMHOUSE COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
MAY 16, 2024**

NOTICE OF MEETING	The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, May 16, 2024, Via Zoom.
PRESENT	Gregory Tribelhorn – President Krystal Dixon – Vice President Steve Grabowski – Secretary Steve Robbins – Treasurer
ABSENT	Shirley Ti – Member at Large
Representing Powerstone	Kaycie Lambright – Community Manager Mckenna Henao – 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 6:30 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 6 homeowners present who had questions about loan project updates, landscaping concerns and the streets.
CONSENT CALENDAR	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. <u>General Session Minutes Dated 4/18/24</u> B. <u>April 2024 Financial Statement</u> C. <u>Ratify –152 Singingwood #9 – Build Back</u> Upon motion duly made, seconded, and carried unanimously the Board approved items A through C from the consent calendar as submitted.
UNFINISHED BUSINESS	<u>Loan Project – Updates</u> 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 #4 to process the latest invoices for the loan project. <u>Loan Project Skylight Replacements – Revised Proposal</u> The Board determined to table the proposal for further review and consideration until about 75% of the roofing work is completed closer to August.

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Financial Discussion

Upon a motion duly made, seconded and carried the Board ratified the previous approval of the transfer of \$57,552 operating funds to pay for the ProTec invoices still owed. The Board tabled any further discussion on financials for the following board meeting.

UNIT REPAIRS

5846 Creeksdie #16 – Build Back

The Board tabled the proposal from Dry Master to gain further clarification on the components being proposed for repair.

5846 Creekside #14 – Build Back

Upon a motion duly made, seconded and carried the Board approved the proposal from Dry Master for interior build back for a total cost of \$1,264.59.

5846 Creekside #26 – Build Back

Upon a motion duly made, seconded and carried the Board approved the proposal from Dry Master for interior build back for a total cost of \$1,654.29.

5846 Creekside #30 – Build Back

The Board determined to table the proposal from Dry Master to clarify the source of the leak in this unit.

5846 Creekside #44- Gutter Repair

Upon a motion duly made, seconded and carried the Board approved the proposal from Antis for the relocation of the gutter on the exterior of this unit for a total cost of \$780.

NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, June 20th, 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 7:29 p.m.

ATTEST

Name

Title

Name

Title