

**STREAMHOUSE COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
June 20, 2024**

NOTICE OF MEETING	The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, June 20, 2024, Via Zoom.
PRESENT	Krystal Dixon – Vice President Steve Grabowski – Secretary Steve Robbins – Treasurer Shirley Ti – Member at Large
ABSENT	Gregory Tribelhorn – President
Representing Powerstone	Kaycie Lambright – Community Manager Mckenna Henao – Community Manager
OTHERS PRESENT	Matt Nawabi – Ross Construction Management
CALL TO ORDER	The Regular Session meeting was called to order at 7:06 p.m. by Vice President, Krystal Dixon.
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 was 1 homeowner present who had a question about their payment account.
CONSENT CALENDAR	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. <u>General Session Minutes Dated 5/16/24</u> B. <u>May 2024 Financial Statement</u> C. <u>Ratify –5739 Stillwater #14 – Termite Treatment</u> Upon motion duly made, seconded, and carried unanimously the Board approved items A through C from the consent calendar pending edits are addressed to the general session minutes.
UNFINISHED BUSINESS	<u>Loan Project – Updates</u> The Board discussed projects updates with Ross Construction on the roof and deck work as well as the loan funds available for the remainder of the project. <u>2024 Budget Discussion</u> The Board reviewed the 2024 draft mid-year increase prepared by management and upon motion duly made and seconded with Director Ti opposed, the Board approved the draft budget reflecting a 20% increase in assessments. In addition, upon motion duly made and seconded the Board confirms its policy that with the approval of the budget, it authorizes the transfers of the approved expenses including but not limited to utilities, insurance payments,

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monthly reserve transfers and approved contracts that may be in excess of \$10,000 or 5% of the total reserves and operating funds, whichever is lower.

NEW BUSINESS

Tree Care

The Board tabled the proposal from BrightView for 2024 Tree Trimming for further review. Upon a motion duly made, seconded and carried the Board approved tree removal proposals #778072 for \$1,250 and #763736 for \$500.

Refuse Disposal

The Board reviewed the refuse invoices for the community from CR&R. The Board noted that 190 Singingwood was receiving 4 pick ups per week and directed management to have it changed to 3 per week to be consistent with the remainder of the community.

Antis Proposal – Leader Head Screen

The Board determined to table the proposal from Antis for leader head screens to be installed throughout the community.

Irrigation Repair

Upon a motion duly made, seconded and carried the board approved the proposal from BrightView to replace a faulty valve and a new battery for the controller next to 152 Singingwood #3 for a total cost of \$1,070.

152 Singingwood #6 – Termite Treatment

Upon a motion duly made, seconded and carried the Board approved the proposed cost to complete the termite treatment within this unit only. The Board requested additional wood repair proposals be obtained based on the termite report.

UNIT REPAIRS

Leak Repairs

The Board determined to table the below leak repairs and directed management to obtain additional bids for review:

5846 Creeksdie #43	Build Back – Dry Master
152 Singingwood #7	Build Back – Dry Master
5846 Creeksdie #16	Build Back – Dry Master
5846 Creekside #30	Build Back – Dry Master
178 Singingwood #2	Build Back – Dry Master
222 Singingwood #3	Downspout Relocation – Antis

NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, July 18th, 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 7:57 p.m.

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ATTEST

Name

Title

Name

Title