

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

NOTICE OF MEETING	The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, July 18, 2024, Via Zoom.
PRESENT	Gregory Tribelhorn – President Steve Grabowski – Secretary Shirley Ti – Member at Large
ABSENT	Steve Robbins – Treasurer Krystal Dixon – Vice President
Representing Powerstone	Kaycie Lambright – 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 7:08 p.m. by Board 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 no homeowners present during homeowner forum.
CONSENT CALENDAR	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. <u>General Session Minutes Dated 6/20/24</u> B. <u>June 2024 Financial Statement</u> C. <u>Ratify –5715 Stillwater #16 – Downspout Replacement</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 reviewed the proposals for skylights needing replacement within the community. Upon motion duly made and seconded the Board resolved to approve the contract with Antis Roofing for a cost of \$96,000 and in accordance with Civil Code Section 5502 approve any transfer of funds associated with the disposition of the contract. <u>Lien C342-10241-1</u> Upon a motion duly made, seconded and carried the Board approved to lien the abovementioned delinquent account.

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Lien C342-10397-2

Upon a motion duly made, seconded and carried the Board approved to lien the abovementioned delinquent account.

NEW BUSINESS

Draft Audit

Upon a motion duly made, seconded and carried the board approved the draft audit as prepared by VanDerPol and company. To be mailed out to all owners.

SB326 Deck Inspections

The Board reviewed three proposals from various contractors to complete the SB326 inspections and determined to table the discussion. The Board requested management obtain an additional proposal for review.

5739 Stillwater #14 – Termite Treatment

The Board determined to table the proposal from Accurate Termite for further review.

5846 Creekside #15 – Shingle Roof Repair

The Board determined to table the proposal from Antis roofing for further review.

Tree Removal Proposals – Tree Felling

Upon a motion duly made, seconded and carried the Board approved two proposals from Brightview for tree removals due to failure at 5727 Stillwater for a total cost of \$200 and two other trees at 166 Singingwood for a total cost of \$400.

UNIT REPAIRS

Leak Repairs

The Board determined to table the below leak repairs for further review:

158 Singingwood #1	Build Back – Dry Master
166 Singingwood #16	Window + downspout– Antis

NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, August 15th, 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 7:33 p.m.

ATTEST

_____	_____
Name	Title
_____	_____
Name	Title