

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

- Invoice 24971 Antis – Skylight Replacement - \$9,110.00
- Invoice 21202 - Antis – Skylight Replacement - \$1,310.00
- Invoice 27069- Antis – Skylight Replacement - \$1,470.00
- Invoice 21846- Spectrum Property Services – Deck Replacement - \$8,982.00
- Invoice 22453 – Spectrum Property Services – Deck Replacement - \$11,342.00

UNFINISHED BUSINESS

Loan Project – Updates

The Board discussed updates on the roofing and deck projects. The Board requested that Ross Construction reach out to Antis Roofing for recommendations on how to properly maintain the new roofs moving forward. No formal decisions were made.

Lien C342-10241-1

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

DRAFT Reserve Study

The Board determined to table the Draft Reserve Study prepared by Association Reserves for further review.

Tree Care Proposals

The Board reviewed two proposals for tree trimming the common area. Upon a motion duly made, seconded and carried the Board approved the tree trimming proposal with BrightView for a total cost of \$32,597. The Board tabled the recommendations for tree removals for further review.

Irrigation Valve Replacement

Upon a motion duly made, seconded and carried the Board approved the proposal from BrightView to replace an irrigation valve for a total cost of \$1,508.

NEW BUSINESS

Broken Pipe Repair – 166 Singingwood #14 and #15

The Board reviewed the proposal to make repairs to the broken main line and determined to table the proposal and requested management obtain additional bids to review.

5846 Creekside #4- Turf Repair

The proposal from Brightview to oversee the damaged turf area was denied as BrightView Landscaping handled the overseeding at no charge to the association.

5846 Creeksdie #35 – Concrete Cracks

The Board determined to table the proposal to make repairs to the concrete cracks and take a look at the stucco openings.

UNIT REPAIRS

Leak Repairs

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

Upon a motion duly made, seconded and carried the Board approved the below leak repairs:

152 Singinwood #10	Build Back – Dry Master	\$1,047.78
5846 Creekside #30	Build Back – Dry Master	\$3,958.73
5846 Creekside #43	Build Back – Dry Master	\$2,972.84
152 Singingwood #7	Build Back – Dry Master	\$2,678.02
5846 Creekside #16	Build Back – Dry Master	\$1,323.09
178 Singingwood #2	Build Back – Dry Master	\$2,477.54
158 Singingwood #1	Build Back – Dry Master	\$2,477.54
166 Singignwood #11	Window + Downspout – Antis	\$1,240.00
222 Singingwood #3	Downspout – Antis	\$675.00

NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, September 19th, 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 8:02 p.m.

ATTEST

Name	Title
Name	Title