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

NOTICE OF MEETING The General Session meeting of the Stream House Community Association Board of

Directors was held on Thursday, August 15, 2024, Via Zoom.

PRESENT Gregory Tribelhorn – President

Steve Robbins – Treasurer Steve Grabowski – Secretary

ABSENT Krystal Dixon – Vice President

Shirley Ti – Member at Large

Representing Powerstone Kaycie Lambright – Community Manager

OTHERS PRESENT Matt Nawabi – Ross Construction Management

CALL TO ORDER

The Regular Session meeting was called to order at 6:33 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 Homeowner Forum

There were three homeowners present who had questions about roof and skylight work, the

streams, tree trimming and the results of a unit's water test.

CONSENT CALENDAR Consent Calendar

The Board reviewed the following Consent Calendar items for approval:

- A. General Session Minutes Dated 7/18/24
- B. July 2024 Financial Statement
- C. Ratify -222 Singingwood #5 Build Back \$2,319.53
- D. Ratify 152 Singignwood #6- Termite Treatment \$1,090.00

Upon motion duly made, seconded, and carried unanimously the Board approved items A through D from the consent calendar.

Upon a motion duly made, seconded and carried the Board approved to formally write off the due to from operating amount of \$444,097.34. In addition, the Board determined to reclass total of ten invoices paid out of the operating account between 2022 and 2023 towards the loan project related to skylight replacements and deck replacements. Upon motion duly made, seconded and carried the Board approved to reclass the below invoices towards to the overall loan project budget:

- Invoice 30210- Roofing Standards Skylight Replacement: \$1,475.00
- Invoice 19046- Antis Skylight Replacement \$1,050.00
- Invoice 23087- Antis Roofing Repair/ Skylight Replacement \$3,840.00
- Invoice 18958- Antis Skylight Replacement \$1,290.00
- Invoice 19684- Antis Skylight Replacement \$1,290.00

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- 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

<u>Loan Project – Updates</u>

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 overseed 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.

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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 Genera 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		_