STREAMHOUSE COMMUNITY ASSOCIATION MEETING OF THE BOARD OF DIRECTORS GENERAL SESSION MINUTES

September 19, 2024

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

Directors was held on Thursday, September 19, 2024, Via Zoom.

PRESENT Gregory Tribelhorn – President

Steve Robbins – Treasurer Steve Grabowski – Secretary Shirley Ti – Member at Large

ABSENT 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 6:40 p.m. by Board President, Gregory

Tribelhorn.

EXECUTIVE SESSION Executive Session Update

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 eight homeowners present who had questions about the streams, deck work

and skylight updates.

CONSENT CALENDAR Consent Calendar

The Board reviewed the following Consent Calendar items for approval:

- A. General Session Minutes Dated 8/15/24
- B. August 2024 Financial Statement
- C. Ratify –166 Singingwood Broken Main Line Repair A to Z Plumbing \$14,145
- D. Ratify Tree Removals BrightView \$8,000

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

Upon motion duly made, seconded and carried the Board approved to reclass the below 19 invoices paid out of the operating account between 2022 and 2023 towards to the overall loan project budget:

- Invoice 21197 Antis Roof Repair- \$5,240.00
- Invoice 21204 Antis Stucco Repair \$5,070.00
- Invoice 23087 Antis Roof Repair \$3,840.00
- Invoice 21215 Antis Stucco Repair \$1,485.00
- Invoice 22999 Antis Stucco Repair \$4,940.00
- Invoice 23076 Antis Stucco Repair \$3,730.00

STREAMHOUSE COMMUNITY ASSOCIATION MEETING OF THE BOARD OF DIRECTORS GENERAL SESSION MINUTES

September 19, 2024

- Invoice 23085 Antis Stucco Repair \$5,235.00
- Invoice 23091 Antis Stucco Repair \$3,012.00
- Invoice 23118 Antis Roof Repair \$2,835.00
- Invoice 21187 Antis Stucco Repair \$4,155.00
- Invoice 21227 Antis Stucco Repairs \$3,560.00
- Invoice 21232 Antis Stucco Repairs \$9,100.00
- Invoice 20691 Antis Stucco Repairs \$6,690.00
- Invoice 24972 Antis Stucco Repairs \$7,675.00
- Invoice 23005 Antis Stucco Repairs \$7,537.00
- Invoice 24786 Antis Stucco Repairs \$4,852.00
- Invoice 24968 Antis Skylight Replacement \$5,920.00
- Invoice 24970 Antis Stucco Repairs \$11,445.00
- Invoice 18887 Skylight Replacement- Spilt with operating and loan fund
 - o Operating total- \$670.06
 - o Loan total- \$619.94
 - Invoice total \$1,290.00

UNFINISHED BUSINESS

Loan Project – Updates

The Board reviewed the proposals for SB326 Deck Inspections within the community. Upon motion duly made and seconded the Board resolved to approve the contract with Ross Construction Management for a cost of \$17,500 and in accordance with Civil Code Section 5502 approve any transfer of funds associated with the disposition of the contract.

DRAFT Reserve Study

The Board tabled the formal approval of the Draft Reserve Study prepared by Association Reserves to have edits addressed.

Pump Room Door - New Lock

The Board denied the proposal provided to replace the lock on the pump room door with a new keypad.

Broken Pipe Repair – 166 Singignwood #41 and #15

The Board discussed the issue with the mainline break at this unit with Ross Construction management. The Board requested management reach back out to the City with the update on the findings from A to Z Plumbing and ask that they take another look at the issue.

NEW BUSINESS

Draft 2023 Audit

Upon a motion duly made, seconded and carried the Board approved the Draft Audit as prepared by VanDerPol and Company.

Termite Treatments

Upon a motion duly made, seconded and carried the Board approved the following proposals from Accurate Termite:

- 5715 Stillwater #10- Termite Treatment \$1,495.00
- 5846 Creekside #29 Termite Treatment \$2,320.00

STREAMHOUSE COMMUNITY ASSOCIATION MEETING OF THE BOARD OF DIRECTORS GENERAL SESSION MINUTES September 19, 2024

	• 5846 Creeks	ide #17 – Termite Treatment - \$1	,670.00
UNIT REPAIRS	5846 Creekside #7 – Interior Build Back The Board tabled the proposal from Dry Master for build back until the source of the water intrusion is located and repaired.		
NEXT MEETING	The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, October 17 th , 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 7:54 p.m.		
ATTEST	Name	 Title	
	Name	Title	