



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

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- 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
  - Operating total- \$670.06
  - 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

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- 5846 Creekside #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<sup>th</sup>, 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

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Name

\_\_\_\_\_

Title