

**STREAMHOUSE COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
October 17, 2024**

NOTICE OF MEETING	The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, October 17, 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	Matt Nawabi – Ross Construction Management
CALL TO ORDER	The Regular Session meeting was called to order at 5:48 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 four homeowners present who had questions about the budget for next year, parking and deck repairs.
CONSENT CALENDAR	<u>Consent Calendar</u> The Board reviewed the following Consent Calendar items for approval: A. <u>General Session Minutes Dated 9/19/24</u> B. <u>September 2024 Financial Statement</u> C. <u>Ratify – 166 Singingwood Asphalt Repair – City Service Paving- \$6,295</u> D. <u>Ratify – 5846 Creekside #15 – Shingled Roof and Fascia Board Repair – Antis - \$3,900</u> Upon motion duly made, seconded, and carried unanimously the Board approved items A through D from the consent calendar.
UNFINISHED BUSINESS	<u>Loan Project – Updates</u> The Board discussed updates to the loan project. No formal decisions were needed at this time. <u>DRAFT Reserve Study</u> Upon a motion duly made, seconded and carried the board approved the draft 2025 reserve study prepared by Association Reserves noting the community is 1 funded.

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Irrigation Repairs

Upon a motion duly made, seconded and carried the Board approved the below proposals from BrightView Landscaping.

Controller #3	\$658.68
Controller #4	\$2,215.38
Controller #5	\$1,508.00
Controller #6	\$1,194.00
Replace Leaking lateral line at 152 #11	\$987.56

NEW BUSINESS

Draft 2025 Budget

The Board reviewed the 2025 draft budget submitted by Management recommend a 20% increase to \$693 per unit per owner in order to properly fund vendor increases and the reserve account. Upon motion duly made and seconded the Board approved the draft budget reflecting no increase in assessments, to remain at \$578 per owner per month. In addition, upon motion duly made and seconded the Board confirms its policy that with the approval of the budget, it authorizes the transfers of the approved expenses including but not limited to utilities, insurance payments, monthly reserve transfers and approved contracts that may be in excess of \$10,000 or 5% of the total reserves and operating funds, whichever is lower.

UNIT REPAIRS

158 Singingwood #1 – Interior Build Back

Upon a motion duly made, seconded and carried the board approved the build back proposal from Dry Master for a total cost of \$1,672.19.

190 Singingwood #12 – Interior Build Back

Upon a motion duly made, seconded and carried the board approved the build back proposal from Dry Master for a total cost of \$1,831.80.

152 Singingwood #9 – Rodent Cover and Chimney Trim Replacement

Upon a motion duly made, seconded and carried the board approved a portion of the proposal from Antis roofing for the trim replacement for a total cost of \$1,050.

5846 Creekside #29 & #43 – Stucco Repairs

Upon a motion duly made, seconded and carried the board approved the stucco repair proposal from ProTec for a total cost of \$1,374.

NEXT MEETING

The next meeting of Stream House Community Association Board of Directors is scheduled for Thursday, November 21st, 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 6:45 p.m.

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ATTEST

Name

Title

Name

Title