

NOTICE OF MEETING The General Session meeting of the Stream House Community Association Board of Directors was held on Thursday, November 21, 2024, Via Zoom.

PRESENT Gregory Tribelhorn – President
Krystal Dixon – Vice President
Steve Robbins – Treasurer
Steve Grabowski – Secretary

ABSENT Shirley Ti – Member at Large

Representing Powerstone Kaycie Lambright – Community Manager

OTHERS PRESENT None.

CALL TO ORDER The Regular Session meeting was called to order at 6:07 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 their unit repairs, skylights and getting their accounts set up with new management.

CONSENT CALENDAR Consent Calendar

The Board reviewed the following Consent Calendar items for approval:

General Session Minutes Dated 10/17/24

October 2024 Financial Statement

Ratify –166 Singingwood #12 – Termite Treatment – Accurate Termite - \$1,035

Ratify – Audit Proposal – VanDer Pol and Company - \$1,825

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

UNFINISHED BUSINESS Loan Project – Updates

The Board discussed updates to the loan project. No formal decisions were needed at this time.

NEW BUSINESS Lien Account C342-10138-2

Upon a motion duly made, seconded and carried the Board approved to proceed with the lien against the above-mention delinquent homeowner.

Lien Account C342-10414-3

Upon a motion duly made, seconded and carried the Board approved to proceed with the lien against the above-mention delinquent homeowner.

Pool Repair Proposals

Upon a motion duly made, seconded and carried the board approved the proposal to clean out the spa heater for a total cost of \$445 and contingently approved the proposal to replace the spa burner should it be required with the cleaning for a total cost of \$693.48. The Board tabled the proposals for pool heater clean out and burner replacement for reconsideration in the spring months.

5727 Mailbox Replacement

Upon a motion duly made, seconded and carried the board approved the proposal from Hillcrest to replace the mailbox unit for a total cost of \$5,800.

Trash Enclosure Door Repair – 222 Singingwood

Upon a motion duly made, seconded and carried the board approved the proposal from Calico to replace the door on the trash enclosure for a total cost of \$1,322.

UNIT REPAIRS 5727 Stillwater #10 – 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 \$1,292.03.

5739 Stillwater #5- 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 \$1,228.31.

5739 Stillwater #14 – Skylight Replacement

The board determined to table the skylight replacement proposal with Antis to further research the source of the damage and need for replacement.

222 Singingwood #9 – Termite Treatment

Upon a motion duly made, seconded and carried the board approved the proposal for termite treatment with Accurate Termite for a total cost of \$2,265.

152 Singingwood #15 – Termite Treatment

Upon a motion duly made, seconded and carried the board approved the proposal for termite treatment with Accurate Termite for a total cost of \$3,645.

ADJOURNMENT There being no further business, the meeting was adjourned at 7:05 p.m.

ATTEST _____
Name Title

Name Title