

BOARD MEMBERS PRESENT: Gregory Tribelhorn, President
Steve Robbins, Treasurer
Steve Grabowski, Secretary

BOARD MEMBERS ABSENT: Kristal Dixon, Vice President
Shirley Ti, Member at Large

KEYSTONE COMMUNITY ASSOCIATION MANAGEMENT LLC.: Robert Spencer, Senior Community Association Manager
Lydia Kim, Director of Business Development
Victoria Gish, Director of Community Management

CALL TO ORDER

The General Session Meeting of the Stream House Community Association was called to order at 6:28 P.M. via Zoom teleconference.

HOMEOWNER FORUM

Pursuant to Civil Code 4925, the homeowners that were present were given the opportunity to address the Board of Directors. 3 homeowners attended. The issue discussed was new mailbox status.

CONSENT CALENDAR

- A. Approval of General Session Minutes – RESOLVED**, to approve the draft of the November 21, 2024, general session meeting minutes as submitted.
- B. Review of Financial Statements** – It was determined to table review of the November 2024 financial statements submitted by Powerstone because they were just received prior to the meeting.
 - 1. Strongroom invoice processing was discussed with the Board.
 - 2. A motion was made, seconded, and unanimously carried, to approve the closure of bank accounts with Powerstone & changing the addresses.
- C. Remaining Loan Balance**
 - 1. The remaining low balance for the construction project was reported to be \$44,340.00.
- D. Approved Spending Limit for Management**
 - 1. A motion was made, seconded, and unanimously carried to approve a maximum spending limit of \$1,500.00 for management to spend on various needed repairs.

NEW BUSINESS

- A. Formation of Executive Finance Committee**
 - 1. A motion was made, seconded, and unanimously carried to appoint Gregory Tribelhorn & Steve Grabowski as the Executive Finance Committee Members.
- B. Utility Autopay**
 - 1. A motion was made, seconded, and unanimously carried place all utility invoices on autopay.

- C. Delinquency Policy**
1. A motion was made, seconded, and unanimously carried to approve the draft delinquency policy submitted by Keystone.
- D. Status of Construction Project**
1. Matt Nawabi from Ross Construction gave a status report on the current construction project.
- E. Architectural Submittal**
1. 222 N. Singingwood #3 – A motion was made, seconded, and unanimously carried to approve architectural application to install a tankless water heater.
- F. Budget Assessment**
1. Include as a discussion item on the January 2025 board meeting agenda if the December year-end financial is ready.
- G. Annual Drain Maintenance Proposal**
1. The Board reviewed an annual drain maintenance proposal submitted by A2Z Plumbing for community wide hydro jetting for a total annual cost of \$8,995.00. No action taken.
- H. Asphalt Repair Proposal**
1. The Board reviewed a proposal from City Service Paving for asphalt repairs in the amount of \$6,295.00. No action taken.
- I. Antis Outstanding Roofing Repair Proposals**
1. A53996 – Have Matt review.
 2. A54015 – Have Matt review.
 3. A54126 – Have Matt review.
 4. A54258 – A motion was made, seconded, and unanimously carried to approve the proposal for gutter trough/downspout replacement at 5846 E. Creekside #34 for a total cost of \$1,310.00.
- J. Proposal for Front & Back Patio Repairs**
1. The Board reviewed a proposal from ProTec for front & back patio repairs at 166 N. Singingwood #3 for a total cost of \$4,077.00. Have Matt review.
- K. Proposal for Custodial Services**
1. The Board reviewed a proposal from Sani Clean for monthly janitorial cleaning service. The Board would like for them to include the pathway lighting cleaning on the proposal.
- L. Proposal to Replace Faulty Irrigation Valve**
1. A motion was made, seconded, and unanimously carried to approve a proposal from Bright View to replace an irrigation valve adjacent to 5846 E. Creekside #34 for a total cost of \$754.00.
- M. Change Order from Rayco**
1. The Board reviewed a proposal for deck repairs at 166 N. Singingwood & 5846 E. Creekside #16 for a total cost of \$6,572.54. Have Matt review.

N. Insurance ACH Payment

1. A motion was made, seconded, and unanimously carried to approve Keystone to pay the insurance premium invoices via ACH.

O. Next Meeting Date –The next meeting will be held on February 27, 2024, at 5:30 pm.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 7:43 P.M.

ATTEST: _____ DATE: _____