

BOARD MEMBERS PRESENT: Gregory Tribelhorn, President
Kristal Dixon, Vice President
Steve Robbins, Treasurer
Steve Grabowski, Secretary
Shirley Ti, Member at Large

**KEYSTONE COMMUNITY ASSOCIATION
MANAGEMENT LLC.:** Robert Spencer, Senior Community Association Manager

ROSS MANAGEMENT: Matt Nawabi, Project Manager

CALL TO ORDER

The General Session Meeting of the Stream House Community Association was called to order at 6:32 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. 4 homeowners attended. The items discussed were water intrusion, a Portal issue & early loan payoff issues.

CONSENT CALENDAR

- A. Approval of General Session Minutes – RESOLVED**, to approve the draft of the December 19, 2024, general session meeting minutes as submitted.
- B. Review of Financial Statements** – The Board reviewed the November 2024 financial statements submitted by Powerstone
 - 1. **RESOLVED**, to accept the November 2024 financial statements submitted by Powerstone.
- C. Banc of California Loan Rate Reduction**
 - 1. **RESOLVED**, to approve the loan rate reduction offered by Banc of California.
- D. Skylight Replacement Proposal from Antis**
 - 1. **RESOLVED**, to ratify approval of the sky light replacement at 5715 E. Stillwater #3 for a total cost of \$2,016.00.
- E. Insurance Renewal**
 - 1. **RESOLVED**, to ratify approval of the insurance renewal proposal submitted by LaBarre/Oksnee Insurance for a total annual premium of \$100,482.00.

NEW BUSINESS

- A. Budget Assessment**
 - 1. Tabled pending receipt of the December 2024 year-end financial statements.
- B. Architectural Submittal**
 - 1. 5727 E. Stillwater #9 – A motion was made, seconded, and unanimously carried to approve architectural application to install new windows.

- C. Tankless Water Heater Draft Guideline & Application Requirements**
 - 1. A motion was made, seconded, and unanimously carried to approve the draft of the Tankless Water Heater Guideline & Application Requirements submitted by Board Member, Steve Grabowski.

- D. Dry Master Proposal**
 - 1. 5846 E. Creekside #8 – A motion was made, seconded, and unanimously carried to approve the restoration proposal for a total cost of \$5,728.36.

- E. Blue Balance Proposal**
 - 1. The Board reviewed a proposal to replace the chemical controllers & feeders in the amount of \$8,757.68. No action taken as the Board is currently bidding out the pool service contract.

- F. Antis Roofing Repair Proposal**
 - 1. A54591 – Gutter & downspout cleaning at 22 N. Singingwood #11 for a total cost of \$695.00. No action taken.

- G. Fire Prevention Plan**
 - 1. Brightview to present an action plan to address trees in the community by the February 27th Board meeting.

- H. New Insurance Claim**
 - 1. 222 N. Singingwood #16 – The Board of Directors reviewed a letter from Philadelphia Insurance denying Association responsibility for their loss.

- I. 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 7:54 P.M.

ATTEST: _____ DATE: _____