

**STREAM HOUSE COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
FEBRUARY 27, 2025**

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

CALL TO ORDER

The General Session Meeting of the Stream House Community Association was called to order at 6:35 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. 2 homeowners were in attendance. The one item discussed was water intrusion repairs in one of the units.

CONSENT CALENDAR

- A. Approval of General Session Minutes – RESOLVED**, to approve the draft of the January 30, 2025, general session meeting minutes as submitted.
- B. Review of Financial Statements** – The Board reviewed the December 2024 financial statements submitted by Keystone. There was no motion for acceptance as they were just received the day before the Board meeting, so the Board did not have adequate time to review them.
 - 1. Check with Brightview regarding high water bills. Have there been any major irrigation issues?

NEW BUSINESS

- A. Budget Assessment**
 - 1. Tabled pending review of the December 2024 year-end financial statements.
- B. Architectural Submittal**
 - 1. 5727 E. Stillwater #4 – Reviewed an architectural application to install new windows. The Board needs more specific information regarding the type of windows that will be installed.
 - 2. 222 N. Singingwood #10 - Reviewed an architectural application to install new windows. The Board needs more specific information regarding the type of windows that will be installed and also needs to know if they are removing a window and filling the area with stucco instead of replacing the window as it appears from the application.
- C. Homeowner Requests**
 - 1. Nothing to review.

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D. Common Area Proposals

1. Antis proposal to install mesh over vents - The cost for Antis to install mesh on the vents is \$400.00 per home. The Board needs the January financial statements to see if this is something the Association can pay for, or the cost needs to be split with or paid for by the individual homeowners.
2. Sani Clean proposal for adding on the cost of cleaning the pathway lights to the monthly janitorial contract – A motion was made, seconded, and unanimously carried to approve the monthly rate of \$356.00 which includes quarterly cleaning of the pathway lights.
3. Accurate Termite proposal for termite repairs at 122 N. Singingwood #14 – A motion was made, seconded, and unanimously carried to approve the proposal for at total cost of \$3,225.00.
4. Accurate Termite proposal for termite repairs at 5846 E. Creekside #4 – A motion was made, seconded, and unanimously carried to approve the proposal for a total cost of \$2,470.00.
5. Estimate from A2Z Plumbing for replacing a pressure regulating valve at 5715 E. Stillwater #3 for. A motion was made, seconded, and unanimously carried to approve the proposal for a total cost of \$2,395.00.
6. The Board reviewed proposals from Concrete Hazard Solutions regarding needed concrete repairs/replacement throughout the community. Matt from Ross Construction Management will walk the community with the Board to review the areas of concern and prioritize repairs.
7. A motion was made, seconded, and unanimously carried to approve the renewal proposal from Just Host for website hosting for a total cost of \$575.52 for 4 more years.

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

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 7:34 P.M.

ATTEST: _____ DATE: _____