

**STREAM HOUSE COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
MARCH 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 6:09 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 items discussed were the loan payoff amount, parking for people with a disability, garage door cleaning & dryer vent cleaning.

CONSENT CALENDAR

- A. Approval of General Session Minutes – RESOLVED**, to approve the draft of the February 27, 2025, general session meeting minutes as submitted.
- B. Review of Financial Statements** – The Board reviewed the January & February 2025 financial statements submitted by Keystone. **RESOLVED**, to approve the January & February 2025 financial statements submitted by Keystone.

NEW/UNFINISHED BUSINESS

- A. Budget Assessment**
 - 1. Tabled. Include back on the agenda in June at the halfway point of the fiscal year.
- B. Loan Payoff Amount for Escrow**
 - 1. It was determined that a Zoom meeting should be set up with Walter from Banc of CA, David Cane (legal counsel), Board Members Steve Robbins & Steve Grabowski, and Keystone to determine the instructions to be given to Keystone Escrow regarding the loan payoff amount for homeowners that are selling their units.
- C. Reserve Study Proposals**
 - 1. A motion was made, seconded, and unanimously carried to approve the 3-year Loyalty Update Plan submitted by Association Reserves for an annual fee of \$750.00, including the year with an onsite study.
- D. Homeowner Requests**
 - 1. Nothing to review.

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E. Common Area Proposals

1. Joe Caporuscio Construction
 - a. 152 N Singingwood #15 & 222 N Singingwood #16 – The Board reviewed these proposals for wood balcony cover replacement. It was determined that the homeowners would be responsible for the maintenance of the balcony cover but the Association is responsible for the main support beam. Management to contact the Vendor and ask them to revise the proposals to just include the main support beam.

F. Review of Fire Maintenance Proposals

1. The Board reviewed the Bright View proposal to remove 73 hedges & 10 trees for a total cost of \$25,427.00. A motion was made, seconded, and unanimously carried to approve the proposal.
2. Antis Roofing submitted a proposal for installing a fire protection mesh on chimneys for a total cost of \$490.00 per unit. The proposal was tabled for further discussion at the June Board meeting.

G. Risk Management Consultation

1. The Board reviewed the correspondence sent by Philadelphia Insurance Companies regarding Risk Management. They identified a couple of issues in the common area (pool area & trip hazards) that were already being addressed by the Association.

H. Next Meeting Date –The next meeting will be held on April 24, 2024, at 5:45 pm.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 7:09 P.M.

ATTEST: _____ DATE: _____