

**BOARD MEMBERS PRESENT:** Gregory Tribelhorn, President  
Kristal Dixon, Vice President  
Steve Robbins, Treasurer  
Steve Grabowski, Secretary

**BOARD MEMBERS ABSENT:** Shirley Ti, Member at Large

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

**ROSS CONSTRUCTION:** Matt Nawabi, Project Manager

### **CALL TO ORDER**

The General Session Meeting of the Stream House Community Association was called to order at 6:15 P.M. via Zoom teleconference.

### **CONSTRUCTION PROJECT UPDATE**

Matt Nawabi, Project Manager from Ross Construction, updated the Board on the SB326 inspections. He said that inspections should be completed by Monday next week and he will send copies of warranties to Management. He will also be contacting Concrete Hazard Solutions to confirm pricing for concrete repairs.

### **HOMEOWNER FORUM**

Pursuant to Civil Code 4925, the homeowners that were present were given the opportunity to address the Board of Directors. 4 homeowners were in attendance. The items discussed were water damage restoration, loan payoff amount, mailbox replacement proposal, concrete repairs & pool lock issues.

### **CONSENT CALENDAR**

- A. Approval of General Session Minutes – RESOLVED**, to approve the draft of the April 24, 2025, general session meeting minutes as submitted.
- B. Review of Financial Statements –** The Board reviewed the March 2025 financial statements submitted by Keystone. **RESOLVED**, to approve the April 2025 financial statements submitted by Keystone.

### **NEW/UNFINISHED BUSINESS**

- A. Landscape Proposals from Brightview**
  - 1. A motion was made, seconded, and unanimously carried to approve a proposal from Brightview for tree removals related to the concrete repairs for a total cost of \$2,140.00.
- B. Termite Repair Proposals from Accurate**
  - 1. A motion was made, seconded, and unanimously carried to approve the following proposals:
    - a. 5846 E Creekside #35 - \$2,375.00
    - b. 222 N Singingwood #3 - \$690.00

- c. 222 N Singingwood #3 - \$690.00
- d. 5715 E Stillwater #10 - \$495.00

**C. Common Area Proposals**

- 1. Pool Gate & Fence Repair
  - a. A motion was made, seconded, and unanimously carried to approve the proposal from Fence Pros for a total cost of \$8,995.00
- 2. Unit Repair Items from Joe Caporuscio Construction:
  - a. 5727 & 5733 E Stillwater – Cluster mailbox replacement – A motion was made, seconded, and unanimously carried to approve the proposal for a total cost of \$6,470.00
  - b. 5727 E Stillwater #10 – Skylight replacement – Ask Antis to submit a proposal
  - c. 5846 E Creekside #43 – Balcony wood beam replacement – Need to rebid to include only the main support beam (the rest of the patio cover is homeowner maintenance responsibility)
- 3. Remove & replace old keypad locks at the pool and replace with locks that are outdoor rated for a total cost of \$4,443.69 submitted by Victory Lock Control. A motion was made, seconded, and unanimously carried to approve the proposal. Management to contact Victory Lock Control to confirm if we will be able to keep the same community database after changing the locks or if it will have to be updated. Also, ask them for an additional proposal for 2 new deadbolt locks showing vacant/occupied.
- 4. A motion was made, seconded, and unanimously carried to approve the concrete repair proposal submitted by Concrete Hazard Solutions for a NTE cost of \$20,500.00
- 5. A motion was made, seconded, and unanimously carried to approve additional repair proposals for 222 N Singingwood #14
  - a. Microbial remediation for a total cost of \$10,876.00
  - b. Concrete drainage for a total cost of \$9,527.00

**D. Homeowner Requests/Issues**

- 1. Nothing to review

**E. Vendor Correspondence** – Reviewed Notice of Work Completed/Pest Field Report from Accurate

**F. Board Correspondence**

- 1. The Board reviewed a notice from Keystone regarding the upcoming Landscaping Law Compliance Workshop

**G. Next Meeting Date** –The next meeting will be held on June 26, 2025.

**ADJOURNMENT**

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

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_