

**STREAM HOUSE COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
June 26, 2025**

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

CALL TO ORDER

The General Session Meeting of the Stream House Community Association was called to order at 6:27 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 were in attendance. The items discussed were loan payoff amount, mailbox replacement, skylight repair proposal, SB 326 repairs, waster pick up & stream issues.

CONSENT CALENDAR

- A. Approval of General Session Minutes – RESOLVED**, to approve the draft of the May 29, 2025, general session meeting minutes as submitted.
- B. Review of Financial Statements –** The Board reviewed the May 2025 financial statements submitted by Keystone. **RESOLVED**, to accept the May 2025 financial statements submitted by Keystone.
 - 1. Management to investigate why bank fees have tripled.
 - 2. Board Member, Steve Grabowski, will be meeting with Keystone Vice President of Accounting, Tamara Lucht, at Keystone on Tuesday, July 1st to discuss the loan payoff amount processing.
- C. Ratification of New Collection Policy –** A motion was made, seconded, and unanimously carried to ratify the approval of the new Stream House collection policy as submitted by Management. The new collection policy was mailed out to the Membership for a 28-day review as required by California Civil Code and no comments were received from the homeowners.

NEW/UNFINISHED BUSINESS

- A. Landscape Proposals from Brightview**
 - 1. Nothing to review.
- B. Termite Repair Proposals from Accurate**
 - 1. A motion was made, seconded, and unanimously carried to approve the following proposals:
 - a. 5739 E Creekside #13 - \$450.00

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C. Common Area Proposals

1. Restoration
 - a. A motion was made, seconded, and unanimously carried to approve the proposal from Drymaster for a total cost of \$6,411.38 for restoration services at 5846 E Creekside #8.
2. Stream Repairs
 - a. A motion was made, seconded, and unanimously carried to approve the proposal from LMI for stream repairs behind 178 N Singingwood #1 for a total cost of \$6,500.00. The proposal is exploratory to determine the exact issue.

D. Homeowner Requests/Issues

1. Nothing to review

E. Vendor Correspondence – Reviewed correspondence from Matt Nawabi at Ross Management regarding the SB326 inspection & recommended repairs, the Quality Site Assessment submitted by Brightview & correspondence from Accurate regarding termite repair work.

F. Next Meeting Date –The next meeting will be held on July 24, 2025.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 7:35 P.M.

ATTEST: _____ DATE: _____