

**STREAM HOUSE COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
July 24, 2025**

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

KEYSTONE: Robert Spencer, Senior Community Association Manager
Victoria Gish, Director of Community Management

CALL TO ORDER

The General Session Meeting of the Stream House Community Association was called to order at 6:41 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, landscape removal, garage light burned out, Drymaster restoration scheduling, stucco repair, steps repair, owls at the pool & a homeowner was interested in being appointed to the Board to fill the open seat.

CONSENT CALENDAR

- A. Approval of General Session Minutes – RESOLVED**, to approve the draft of the June 26, 2025, general session meeting minutes as submitted.
- B. Review of Financial Statements –** The Board reviewed the June 2025 financial statements submitted by Keystone. **RESOLVED**, to accept the June 2025 financial statements submitted by Keystone.
 - 1. Management to investigate why the \$883,090.00 total assets amount on the balance sheet is listed as less than it should be.
- C. Ratifications - RESOLVED**, to ratify approval of the following items:
 - 1. Loan payoffs
 - a. Approval of new formula
 - b. Additional loan payoff (approval of one-time payoff to be completed via transfer with the Bank: For future payoffs Keystone will send them to the Board Executive Committee, Gregory Tribelhorn & Steve Robbins, for approval)
 - c. The updated amount of additional principal payment calculated by Keystone is \$156,848.09
 - 2. Ridgeline proposal for urgent SB326 railing repairs for \$14,658.00
 - 3. Victory Lock proposal for digital gate lock installation for \$11,895.69
 - 4. Alps AC proposal for AC relocation for 222 N Singingwood #14 for \$5,500.00

NEW/UNFINISHED BUSINESS

- A. Draft Audit**
 - 1. A motion was made, seconded, and unanimously carried to approve the draft audit submitted by VanDerPol & Company.

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B. Bank Consolidations & Higher Earning Interest Accounts

1. A motion was made, seconded, and unanimously carried to approve the T-Bill program as presented by Christopher Doherty, Wealth Management Advisor, Merrill Lynch Wealth Management. Management will have the Accounting Director, Rio Ramos, review the information that Christopher will be sending over.

C. Landscape Proposals from Brightview

1. Nothing to review.

D. Termite Repair Proposals from Accurate

1. A motion was made, seconded, and unanimously carried to approve the following proposal:
 - a. 166 N Singingwood #1 - \$480.00

E. Common Area Proposals

1. Restoration
 - a. A motion was made, seconded, and unanimously carried to approve the change order from ProTec for a total cost of \$5,350.00 for restoration services at 222 N Singingwood. A secondary change order received the day of the Board meeting was also approved for a total cost of \$9,892.00.

F. Additional Mailbox Replacement

1. Hold off until the new mailbox on Stillwater is delivered and installed.

G. HOA Debit Card

1. No action.

H. HOA Task Tracking & Accountability

1. There was discussion about better ways to track work orders and action items. Victoria will speak with upper management about it. Management will provide a monthly update on all work orders submitted.

I. Homeowner Requests/Issues

1. The Board reviewed a request for mailboxes on 152 N Singingwood to be replaced with updated technology.
2. 5846 E Creekside #16 – Joe to submit proposal for concrete cracking.
3. 166 N Singingwood #2 – Homeowner requested for concrete repairs adjacent to her unit to be completed as a one off. The Board denied the request due to insufficient funds. It will be addressed as part of a larger project.
4. A motion was made, seconded, and unanimously carried to appoint Andrew Morner at 178 N. Singingwood St. #1 to fill the vacancy on the Board left when Krystal Dixon closed escrow.

J. Vendor Correspondence – Reviewed correspondence from Accurate regarding termite repair work.

K. AB130 – Keystone updated the Board on new legislation that limits fines of no more than \$100.00 per violation occurrence.

Next Meeting Date –The next meeting will be held on August 28, 2025.

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ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 8:11 P.M.

ATTEST: _____ DATE: _____