

**BOARD MEMBERS PRESENT:**

Gregory Tribelhorn, President  
Steve Robbins, Treasurer  
Steve Grabowski, Secretary  
Shirley Ti, Member at Large  
Andrew Morner, Member at Large

**KEYSTONE:**

Robert Spencer, Senior Community Association Manager

**CALL TO ORDER**

The General Session Meeting of the Stream House Community Association was called to order at 6:23 P.M. via Zoom teleconference.

**HOMEOWNER FORUM**

Pursuant to Civil Code 4925, the homeowner that was present was given the opportunity to address the Board of Directors. 1 homeowner was in attendance. The items discussed were her skylight repair, landscape issue, garage address light burned out, & a streetlight burned out.

**CONSENT CALENDAR**

- A. Approval of General Session Minutes – RESOLVED**, to approve the draft of the July 24, 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 July 2025 financial statements submitted by Keystone.
- C. Loan Payoff**
  - 1. A motion was made, seconded, and unanimously carried to approve Keystone Accounting to make additional loan payments. This should be done automatically going forward.
- D. Approval of Collections Actions**
  - 1. A motion was made, seconded, and unanimously carried to approve liens to be placed on the following accounts:
    - a. 72515211 - \$3,310.45
    - b. 7251661 - \$2,417.81
    - c. 7251663 - \$6,374.48
    - d. 7252041 - \$2,502.33
    - e. 72557156 - \$7,037.17
    - f. 725572715 - \$7,037.17
    - g. 72557391 - \$2,502.33
  - 2. A motion was made, seconded, and unanimously carried to initiate non-judicial foreclosure for 725571516 with a delinquent balance of \$14,645.93

## **NEW/UNFINISHED BUSINESS**

### **A. Merrill Lynch Program**

1. The Board reviewed the information submitted by Merrill Lynch. Merrill Lynch needs to submit the treasury bill laddering information.

### **B. Landscape Proposals from Brightview**

1. Nothing to review.

### **C. Termite Repair Proposals from Accurate**

1. A motion was made, seconded, and unanimously carried to approve the following proposals:
  - a. 152 N Singingwood #15 - \$2,665.00
  - b. 190 N Singingwood #10 - \$480.00
  - c. 222 N Singingwood #9 - \$1,575.00
  - d. 5739 E Stillwater #15 - \$1,035.00
  - e. 5825 E Creekside #8 - \$475.00

### **D. CAMP Proposal from ProTec**

1. A motion was made, seconded, and unanimously carried to approve the CAMP proposal submitted by ProTec to provide 36 hours of monthly maintenance service for a total cost of \$2,844.00 per month to start with. Hours can always be increased or decreased as needed.

### **E. Additional Mailbox Replacement for 152 N Singingwood**

1. The Board reviewed proposals for purchasing a new mailbox & installation. Board Member, Steve Grabowski, will research to make sure that the location is correct and a new mailbox is needed.

### **F. Common Area Proposals**

1. Critical Structures
  - a. The Board reviewed a proposal for structural engineering services related to non-compliant balcony & deck guard rails. No action was taken.
2. Joe Caporuscio Construction
  - a. The Board reviewed proposals for walkway light pole replacement, fascia replacement, roof drain & downspout replacement, and pool retaining wall stucco repair. Management to contact ProTec and ask them if these jobs can be done under the new CAMP contract. If not, have them submit proposals.

### **G. Homeowner Requests/Issues**

1. Nothing to review

### **H. Vendor Correspondence – Reviewed correspondence from Accurate regarding termite repair work & general pest control.**

**Next Meeting Date** –The next meeting will be held on September 18, 2025.

## **ADJOURNMENT**

There being no further business before the Board, the meeting was adjourned at 7:29 P.M.

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