

**BOARD MEMBERS PRESENT:** Gregory Tribelhorn, President  
Steve Robbins, Treasurer  
Steve Grabowski, Secretary  
Andrew Morner, Member at Large

**BOARD MEMBERS ABSENT:** Shirley Ti, 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 7:09 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. 5 homeowners were in attendance. The items discussed were squirrels and other vertebrate pests causing maintenance issues in the community (contact OC Squirrel Removal & Trapping and send email blast about feeding animals & placing fish in the streams) and a garage address light is burned out.

**CONSENT CALENDAR**

- A. Approval of General Session Minutes – RESOLVED**, to approve the draft of the August 28, 2025, general session meeting minutes as submitted.
- B. Review of Financial Statements –** The Board reviewed the August 2025 financial statements submitted by Keystone. **RESOLVED**, to accept the August 2025 financial statements submitted by Keystone.
- C. Approval of Collections Actions**
  - 1. A motion was made, seconded, and unanimously carried to approve a lien for P725584625 with a delinquent balance of \$2,080.56.
  - 2. Management to check on P725584635 with a high delinquent balance of \$16,696.63.

**NEW/UNFINISHED BUSINESS**

- A. Merrill Lynch Program**
  - 1. Discussion was moved to executive session.
- B. Landscape Proposals from Brightview**
  - 1. Nothing to review.
- C. Termite Repair Proposals from Accurate**
  - 1. Nothing to review.

**D. Common Area Proposals**

1. Joe Caporuscio Construction
  - a. The Board reviewed a proposal to remove the drinking fountain in the pool area but the work has already been completed by ProTec under the CAMP service contract.
2. Antis Roofing
  - a. A motion was made, seconded, and carried unanimously to approve a proposal for gutter, downspout & roof cleaning at 5739 E Stillwater #15 for a total cost of \$795.00.

**E. Homeowner Requests/Issues**

1. Nothing to review

**F. Vendor Correspondence** – Reviewed correspondence from Accurate regarding termite repair work & general pest control and a Property Audit Photo Report from ProTec.

**Next Meeting Date** –The next meeting will be held on October 23, 2025.

**ADJOURNMENT**

There being no further business before the Board, the meeting was adjourned at 7:44 P.M.

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