

**Kingstream Community Council
Minutes of the November 16, 2017 Meeting**

Attendance	
Board Members	Present
Frank Shaffer, President	Yes
Tyrone Yee, Vice President	Yes
Tony DeMattia, Secretary	Yes
Scott Graff, Co-Treasurer	Yes
Mike Wei, Architecture Committee	Yes
Elanna Weinstein Co-Treasurer	Yes
Steve Fast, Pool Committee	Yes
Kate Keifer, Activities & Communications Committee	Yes
Ken Neuman, Landscape	Yes
Other Attendees	
Lisa Cornaire, Management	Yes

A. Call to Order

The meeting was called to order at 7:02p.m.

B. Approval of Agenda

A motion to approve agenda as outlined was made, seconded and all members in attendance approved.

C. Homeowners Open Forum

No homeowners in attendance.

D. Review and Approval of the Minutes

The October meeting minutes were approved as amended.

E. Old Business

1. Trail update:

- County Funding: Per Ken Neuman, a funding decision for trail repairs from the County is due in the next few months with potential spring time construction.
- Trail ID Safety Concern: the board discussed the need for “Use at own risk signage for each trail complete with trail ID information”.

F. New Business

1. Management Contract: A detailed summary of the old Management contract vs the newly proposed Management Contract Renewal are outlined in the November Board mtg presentation. The contract renewal was negotiated by Tyrone Yee with contract review by the following board members: Elenna Weinstein; Ken Neuman and Scott Graff.

Closed session: Motion made to go into closed session to review the details of the management contract negotiation.

Open Session: Motion made to return to open session. Board approved management contract renewal with a vote of 9-0. Contract renewal includes a performance award of \$3,500 to be given in 2017 and \$3,500 to be given in 2018. Board approved the performance award by a vote of 8-0-1.

2. Tax Guidance: KCC will be filing as an 1120 corporate tax filing per the association's CPA. CPA also states that any net profits should be allocated to the reserves in order to avoid paying taxes.

3. Determine 2017 Reserve Contribution: The board approved a \$61,000 contribution to the reserve fund based on a review of the funding requirements for the 2017 and 2018 budgets and reserve study.

4. Pool Water Line Tile Upgrade: The tile type and cost for the upgraded Water Line Tile is \$1,700 for an overall \$42,950 Tile and White Coat budget. The Board approved by a vote of 9-0.

G. Management Report

1. Pool Water Line Tile replacement once approved will require a 40-degree temperature day for the tile to be completed in conjunction with the new white coat installation-

H. Committee Reports

1. Architecture – All applications have been reviewed – no backlog pending.

2. Activities/Social – Holiday Decorating Contest info to be sent out this week.

3. Landscape – Phase 1 liability tree removal– Completed.
Phase 2 liability tree removal– Jan/Feb timeframe.

4. Communication – No Report

5. Welcoming. Two new homes to Welcome this week.

6. Pool — Frank Schaffer had a meeting with Fairfax County Water Authority. There was general agreement that there is an issue with our past water bills. Fairfax County Water Authority will take the Average of 2010 – 2015 and apply this to our last two years to correct our bill. This will be sent to Public Works for approval within the next two weeks. Water Usage monitoring is continuing.

I. Treasury Report: No Report

J. Closed Session

1. Discussion of collection issues – nothing new to report.

K. Open Session:

Kate Keifer has informed the board that she will finish out the year until April and then forfeit her seat.

L. Adjourn

Meeting was adjourned at 9:02 PM.

Submitted by Tony DeMattia