

**Kingstream Community Council  
Minutes of the January 16, 2020 Meeting**

<b>Attendance</b>	
<b>Board Members</b>	<b>Present</b>
Tyrone Yee, President	Yes
Ken Neuman, Vice President	Yes
Steven Fast, Secretary	Yes
Scott Graff, Co-Treasurer	Yes
Mark Jensen Co-Treasurer	Yes
Mike Wei, Architecture Committee	Yes
Elanna Weinstein, Pool Committee	Yes
Sharon Llewellyn, Activities Committee	Yes
John Rush, Communications Committee	Yes
<b>Other Attendees</b>	
Lisa Cornaire, Management	Yes
Danielle Schill	

**A. Call to Order**

The meeting was called to order at 7:00 P.M.

**B. Approval of Agenda**

Approved as amended.

**C. Homeowners Open Forum**

Ms. Danielle Schill attended the meeting.

**D. Review/Approval of November Meeting Minutes.**

The November meeting minutes were approved as amended.

**E. Committee Reports**

1. ARC – Currently update and no new applications.
2. Activities – The 2020 schedule was approved. Generic event supply reviewed. Adult pool party will be from 6:30 to 10:00.
3. Landscape –The crepe myrtle planted as part of the Eagle Scout project in the fall of 2019 has died. Meadows Farms will be contacted in the spring for replacement under the warranty. Warranty work on our trails will commence in the spring to address seal coat issues. VDOT surveyed several sidewalks in the community for trip hazards and temporarily fixed with asphalt. They will install new concrete sometime in 2020. Leaf removal around the pool area and winter cut back of brush along the trails will commence in the next thirty days by our landscaping crew.
4. Communication – Slight dip in Facebook traffic.
5. Welcoming – Three houses welcomed and 2-3 more are under contract.
6. Pool – Fairfax Water performed work on valves which needs to be monitored. The new pool furniture has arrived. Raised \$190 selling some loungers and umbrellas. Broken loungers raised \$41 from the recyclers. New pool furniture has arrived and in pool house. Will need to read and explain

new cleaning procedures to lifeguards. A new lock was put on the gate and it will be closed until spring.

### **F. President's Report**

1. Updated board on progress to-date on discussions with Park Authority and the Board of Supervisors regarding KCC trail #12 and their plans for park trails. The board will need to decide on how to decommission/retire trail #12 and whether it should be part of the reserve study.

### **G. Treasurers Report**

1. 2019 year-end budget was reviewed. Various items above & below budget were noted. Board concurred with putting 2019 net income of \$2,922 in reserves to avoid income taxes.

### **H. Management Report**

Dues notices go out next month. Responded to homeowner regarding tennis court condition. Year-end booking wrapping up.

1. The auditor (Beck and Company) has been sold to Turner, Leins & Gold LLC. TLG has proposed to honor the 2019 audit price for Becks service. In response to a letter sent by the finance committee, the auditor reports that two letters (Engagement & Management) are required according to Generally Accepted Auditing Standards and any meetings will be billed at their hourly rate. The board concurred to work with TLG for 2019 at a price of \$3,000. Future work will be based on the quality of the 2019 audit and future prices.

### **I. Old Business**

1. Basketball Court Wall Update – The final cost for the wall was \$29,752, taken out of reserves. Small repairs to the stone mortar will be addressed by the contractor this spring. The installed drainage appears to be working well. The court needs to be cleaned and color coated this year. The hoops, backboard and pole stands are in good shape. Padding on the poles may need to be replaced in 2-3 years.

2. Pool Contract – Board concurred with final NVPool changes. Contract to be signed before the end of the month.

3. Pool Cameras – The new DVR with a 4T HD was working but there are screen resolution and user interface issues. An attempt to sort this out will be made by the end of January. The old DVR was repaired and is also available. Quotes from two companies will be obtained as a fall back plan.

### **J. New Business**

1. 2020 Goals – The board discussed goals for 2020 under three categories: administrative, operational and reserves.

2. Game plan for annual meeting presentation – Committee sections have been sent out. Slides are due to the secretary by 12 Feb. The goal is to have the first draft ready for the February meeting. Board did a brief review of 2019 accomplishments.

### **K. Closed Session**

To discuss property manager performance award criteria.

### **L. Open Session**

No additional items.

### **M. Adjourn**

Meeting was adjourned at 9:10 P.M

