

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

Attendance	
Board Members	Present
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
Sharon Llewellyn, Activities Committee	Yes
John Rush, Communications Committee	No
Other Attendees	
Lisa Cornaire, Management	Yes
Board meeting held via Zoom (electronically) with community member participation	

A. Call to Order

The meeting was called to order at 7:05 P.M.

B. Approval of Agenda

Approved with changes.

C. Annual Meeting

Lisa informed the board the church is still not available as a meeting space. A two-step process was proposed with an electronic meeting going over the annual meeting presentation on one night followed the next night by in-person voting at the pool. The electronic meeting would allow candidates for the board an opportunity to introduce themselves. Proposed dates & times were Aug 20, 7:00 P.M. for the electronic meeting and Aug 21, 7:00 P.M. for in-person vote. A discussion followed on the ability of homeowners to change their proxies. A motion was made to hold the annual meeting using this two-step process and was approved by the board. Ms. Bollerer volunteered the use of the swim team tent for the in-person vote. The board accepted this offer.

D. Homeowners Open Forum

Homeowners in attendance via Zoom, see attendance. There was additional discussion regarding the pool closure decision. Homeowners presented two ideas for consideration of the board. The first was the ability of a yoga class to meet on common property. The conduct of the class and impact to neighbors was discussed. The board cannot endorse the class however there were no issues with a homeowner arranging for such a class to take place. The second idea presented to the board was inviting food trucks into the neighborhood. The possible impacts to the neighborhood & how to notify the community were discussed. The board cannot endorse a particular business however there were no issues with homeowners arranging for this to happen next to the pool parking lot on a

county street. Homeowners in attendance positively supported these ideas and were willing to work together to see if they could implement them.

E. Review/Approval of Prior Meeting Minutes.

The June meeting minutes were approved as amended.

F. Committee Reports

1. ARC – Status of ARC guideline modifications: Proposed changes to the guidelines will be presented at the September meeting.
2. Activities – Nothing to report.
3. Landscape – 3. Landscape – Frank’s Landscaping has trim & weeded the area around the pool and the playgrounds. The trash can at the basketball/playground has disappeared. Need to address whether to replace or not. Need to get an estimate to top several dead trees along the Sugarland Valley trail in addition to tree trimming around the tennis court this winter. Need to obtain mulch quotes for the playgrounds. Need to remind homeowners to trim along sidewalk to remove overgrown bushes & trees.
4. Communications – No report.
5. Welcoming – Elanna Weinstein is planning on leaving baskets for now.
6. Pool – Steve will provide an update to water usage at the next meeting.

G. Finance Committee – 2019 Audit

1. CD Renewal – A 90-day CD matures on Aug 21. The money will be renewed in a 60-day CD, maturing Oct 31. The board concurred with this plan.
2. Audit – Mark, Tyrone and Lisa meet with the auditor and reviewed the changes made. Lisa stated there are new regulations which affect the audit letter. Mark considered the result acceptable.

H. Old Business

1. Reserve Study – A reserve study is required by law every five years. Lisa will obtain three quotes for the board. The reserve study will be paid from reserves this year.

I. New Business

1. Basketball court accessory quote – Bishop’s provided quotes of \$747 to replace the padding at the basketball court and \$380 to address the fence at the tennis court. The board approved moving ahead on both items. Drainage around the tennis court will need to be discussed in the future. Bishop has recommended a maintenance plan for the tennis courts in order to lengthen the life of the court surface.
2. Tennis Locks & Signage – Ken discussed costs associated with locks & signage. The board decided not to change the tennis court lock at the present and approved up to \$1,000 for new signs at the tennis courts.
3. Tennis fence repair – Ken discussed repairs needed to tennis court fence. Board approved repairs.
4. Camera instructions – Scott presented an overview of the security system software and will continue his efforts on a user guide.
- 5 Community Inquiries: Yoga Classes & Food Truck Night – see Homeowners Open Forum

J. Closed Session

1. Status of outstanding dues/homeowner request in collections
2. Violation concern

K. Open Session

Brief review of annual meeting and voting procedures for the August meetings.

L. Adjourn

Meeting was adjourned at 9:54 P.M

Submitted by Steven Fast

Homeowners in attendance:

Brandon Calderwood, Stephanie Palmer, Missy Galus, Lynda Hammel, Mary-Anne Blodgett, Katie Schuster, Don & Rosann Fronczak, Pete & Diane Sullivan, Elizabeth Dubuque, Ash Allgeyer, Keith & Maritza Mullervy, Valerie Cohen, Karan Robinson, Beth Bollerer