

**Kingstream Community Council
Minutes of the April 14, 2021 Annual Meeting**

Attendance	
Board Members	Present
Tyrone Yee, President	Yes
Ken Neumann, Vice President	Yes
Steven Fast, Secretary	Yes
Ash Allgyer, Co-Treasurer	Yes
Mark Jensen, Co-Treasurer	Yes
Mike Wei, Architecture Committee	Yes
Sharon Llewellyn, Activities Committee	Yes
John Rush, Communications Committee	Yes
Scott Graff	Yes
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 7:00 P.M. Online roll call taken.

B. Board of Directors

Year-in-Review Presentation

2020 Accomplishments and 2021 Goals – Tyrone Yee discussed the impact of the pandemic on the community. Reviewed the improvements to the basketball court, the tennis courts, trails and grounds. The goals for 2021 are to open the pool with a new set of safety protocols and procedures, develop a plan to address the Virginia minimum wage increase, address the Eddyspark playground, the Sugarland Valley trail and finish the tennis court drainage system.

2020 KCC Committees – Committee members were noted.

Community Appearance – Lisa Cornaire reviewed the importance of property inspections and commonly cited issues.

Architectural Review – Mike Wei stressed the importance of the ARC is to maintain our home values. The use of our online tool has successfully expedited the review of ARC applications.

Landscape Committee – Ken Neumann thanked the volunteers for their hard work, especially the community clean up. He noted the major renovations to the basketball and tennis courts. Additional efforts included the mulch for the Kingstream Circle Playground and the removal of disease & obstructing trees on community property.

Pool Committee – Steven Fast briefly discussed the decision to close the pool for 2020. The minimum wage increase will need the board’s attention and Fairfax Water rate continue to increase.

Communications Committee – John Rush thanked the volunteers for their efforts in running the community’s Facebook page and website. He noted the success of these tools in communicating with the community.

Activities Committee – Sharon Llewellyn reviewed the successful community cleanup, and Halloween & Christmas Decoration contests.

Welcoming Committee – Sharon Llewellyn noted new homeowners are given a welcome gift and an information about the Kingstream community.

Finance Committee – Ash Allgyer reviewed what our operating and reserve accounts do for the community. He gave a breakdown of how dues income is spent by the board. Mark Jensen reviewed the trends of our operating expenses as well as details of changes from 2019 to 2020. Tyrone Yee reviewed the major repairs accomplished from 2017 to 2020 paid from the reserves account. An estimate for 2021 repairs was provided. 2020 reserve contributions details were listed. The reserve balance at the end of 2020 was \$634k (inflated by a \$30k prepayment) and has been fully funded since 2015. A new reserve study was also completed in 2020. The reserve study concluded the community assets and reserve funds are in excellent condition.

Concluding Remarks – Tyrone Yee restated the excellent condition of the community’s assets and reserved. Operating expenses continue to be well managed. The challenges for 2021 will be opening the pool with our safety protocols and developing a plan to deal with the changes to the minimum wage.

C. Homeowner Q &A, Open Forum

Multiple homeowners thanked the board for their efforts in managing the community.

Q: Will minimum wage issue impact landscape contract?

A: The landscape contract is fixed price contract through 2024 and the minimum wage would probably need to be addressed then.

Q: Why is the board looking at the Sugarland Valley trail? For various reasons the board is determining what to do the trail.

Q: Is there a possibility of getting different size swings at the Eddyspark playground?

A; The board will add that to its considerations on updating the playground.

Q: Why doesn’t the board put mulch down around all the community trees?

A: The board considers it cost effective to just mulch trees around the pool which has the most community visibility.

D. Nomination of Directors

The following community members are running for election to the Board:

- a. Ken Neumann
- b. Steve Fast
- c. Chris Bollerer
- d. Stephanie Palmer
- e. Keri Hatch

E. Adjournment

The meeting was adjourned at 8:05 P.M

Homeowners in attendance:

Beth & Chris Bollerer, Danielle Schill, Missy Gallus, Stephanie Palmer, Renee Thomas, Linda & Roger Hammel, Katie Schuster, Jeff Albanus, Elizabeth Dubuque, Emily Anderson, Cindy Wei, Christiane Cruz, Peter Mech, Kate Keifer,

Minutes of the April 15, 2021 Annual Meeting

Attendance	
Board Members	Present
Tyrone Yee, President	Yes
Ken Neumann, Vice President	Yes
Steven Fast, Secretary	Yes
Ash Allgyer, Co-Treasurer	Yes
Mark Jensen, Co-Treasurer	Yes
Mike Wei, Architecture Committee	Yes
Sharon Llewellyn, Activities Committee	No
John Rush, Communications Committee	Yes
Scott Graff	Yes
Other Attendees	
Lisa Cornaire, Management	Yes
Kingstream Pool	

A. Call to Order

The meeting was called to order at 7:15 P.M.

B. Establish Quorum

Ms. Cornaire noted there were sufficient proxies for a quorum.

C Appointment of Inspectors of Election

Three homeowners volunteered to be election inspectors (Beth Bollerer, Jodee Neumann, & Danielle Schill).

D. Election

Election results tabulated by inspectors.

E. Announcement of Election Results

The vote tally results were as follows: Ken Neumann 96, Steve Fast 73, Stephanie Palmer 56, Chris Bollerer 50, Keri Hatch 33 and Katie Schuster 1 (write-in). Ken, Steve & Stephanie were elected to the board.

K. Adjournment

The meeting was adjourned at 7:40 P.M.

The next board meeting will be May 20, 2021.

Submitted by Steven Fast