

**Kingstream Community Council
Minutes of the January 20, 2022 Meeting**

Attendance	
Board Members	Present
Tyrone Yee, President	Yes
Ken Neuman, Vice President	Yes
Steven Fast, Secretary	Yes
Mark Jensen, Treasurer	Yes
Mike Wei, Architecture Committee	Yes
Sharon Llewellyn, Activities Committee	Yes
Stephanie Palmer, Communications Committee	Yes
Scott Graff	Yes
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.

B. Approval of Agenda

The agenda was approved with no changes.

C. Homeowner Open Forum

D. Review/Approval of November meeting minutes

The November 2021 minutes were approved as amended.

E. Committee Reports

1. ARC – The number of requests are down. Expected uptick this spring.
2. Landscape – The Eddyspark playground replacement was completed on 12/20. Ken thanked the Board and volunteers for all their help. The proposed date for the spring clean-up is 3/12 at 9:00 AM, with a rain date of 3/19. The playground mulch levels will be checked in the spring.
3. Communication – Good engagement with email & Facebook. Will update website about the upgrade to the Eddyspark playground.
4. Outreach – No activity this December other than the Holiday decoration competition. Will support the spring clean-up.
5. Pool – Will work with Lisa to total up water & electric bills for 2021 and to update the party form application. Working on cleaning up the pass roster. The pool slide is up for replacement this year in the reserve study (\$13,000 in study). Ken will be looking at the slide to see what can be done to repair the leaking joints and improve the spray nozzles. Ken will have a plan for the February meeting. Ken & Steve both noted the existing slide does not appear to be available. Lisa had

discussed the slide with NVPool and they indicated it would be difficult to replace the existing model.

6. Finance – Mark gave a review of Profit & Loss statement and noted most items were close to budgeted amounts. Items of note were lower than expected attorney fees and the impact of the minimum wage to pool operating costs. Efforts with our accountant in mid-December moved NVPool shower repair expense to 2022 and a \$2,000 increase in mulch costs (playground) were included as an operating expense instead of a reserve expense. This left the 2021 operating account with a \$24k surplus which will be used to pre-pay part of the 2022 reserve contribution. The 2021 total reserve expense was \$93k since all of our capital projects were complete by year's end. This amount was transferred from reserves to the operating account to cover these costs. This year's projects came in \$25k under budget. So, for 2022, there is already \$49k in the reserves due to these contributions/savings. The reserve balance is \$585k (includes \$3k of unrealized gain) which is above the reserve study target of \$536k. These savings will allow the Board to accommodate some other expenses, such as minimum wage costs.

F. New Business

1. Annual meeting: The Board approved meeting at the Methodist church for the annual meeting. Lisa reminded the Board that four positions are up for election this year.
2. Review cover letter with 2022 dues assessment bill: The cover letter was approved as edited.
3. 2022 goals: The Board discussed the following as potential/planned goals for 2022: new pool contract & minimum wage, maintenance plan & how to budget (starting in 2023), the pool slide replacement/repair and schedule parking lot repairs.

G. Old Business

1. Short Term Lodging Research: Stephanie briefed the Board on the county's rules regarding short term lodging (less than 30 days). The association is allowed by the county to enact stricter rules however the Board discussed the difficulty of enforcement. Other concerns regarding community impact were discussed. The county plans on reviewing its short-term lodging rules this year. Stephanie will monitor the county's efforts to see if anything changes. The Board's consensus was wait on any changes by the county and then determine if any action is required by the Board.

H. President's Report

Tyrone congratulated & thanked the Board for their work and accomplishments in 2021. He noted we have finished five years of big investments in the community's common assets. The next three will require much lower levels of investment. Routine upkeep will need to be planned by the Board to maintain asset life. The Board needs to work on recruitment of community members with critical skills to be on the Board or to assist the Board in its endeavors. The pool contract costs have gone from 25% to 33% of the budget since 2017. The Board will need to explore alternatives in order to be in better position to negotiate the next contract while maintaining the same level of service & support. He noted NVPool has been a good working partner in support of the community's pool.

I. Closed Session

Attorney memo discussion.

J. Open Session

K. Adjourn (8:41 P.M.)

Submitted by Steven Fast

Homeowners in attendance:

Peter Mech, Jeff Albanus, Katie Schuster