

**Kingstream Community Council
Minutes of the September 20, 2018 Meeting**

Attendance	
Board Members	Present
Frank Shaffer, President	Yes
Tyrone Yee, Vice President	Yes
Steven Fast, Secretary	Yes
Scott Graff, Co-Treasurer	No
Elanna Weinstein Co-Treasurer	Yes
Mike Wei, Architecture Committee	No
Ken Neuman, Landscape	Yes
Sharon Llewlynn, Activities Committee	Yes
John Rush, Communications Committee	Yes
Other Attendees	
Lisa Cornaire, Management	Yes
JC Porterfield, homeowner	Yes

A. Call to Order

The meeting was called to order at 7:25 P.M.

B. Approval of Agenda

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

C. Homeowners Open Forum

One homeowner in attendance. The homeowner brought up the topic of the condition and plans for the trail behind Sugarland Valley Drive (trail 12 per KCC map). The board discussed what is currently happening with all the trails and the history of those decisions. The homeowner also brought up the lack of landscape maintenance along the trail common area.

D. Review and Approval of the Minutes

The July minutes were approved.

E. Old Business

1. 2018 Goals – The 2018 goals were reviewed. The work on the revised website is in progress and estimated to be complete by the end of the year. Some of the committees are working as three-member teams. The committee charters are complete. The work on the trails will commence within weeks depending on weather. A question was asked about the roles and responsibilities of the officers.

F. New Business

1. Landscape Improvements – Proposals for updating the landscape around the pool house and parking lot were reviewed as future work items. The playgrounds and basketball court were also identified as needing some work.

2. Off-Season Pool House Work – The need to develop punch lists for opening and closing the pool were discussed. The need for a new computer was reviewed. The need for a quote on a new water heater was brought up. The condition of the pool deck was discussed and input from NV will be required. Clean up and organization of wiring under computer counter was assigned to Scott & Frank. Lisa will talk to NV and handyman about plastic wall protection in the pump room.

3. Landscape Contract – There is one year left in the contract. Landscape committee will work on developing specific items which need to be spelled out in the contract.

4. 2019 Goals – Board members were tasked with bringing new goal ideas to the November meeting.

G. Management Report

The audit is almost complete. Legal has been effective at closing some outstanding accounts.

H. Committee Reports

1. Architecture – No report.

2. Activities/Social – This year’s activities were reviewed. A planned list of next year’s activities will be developed.

3. Landscape – The trail work should begin by mid-October. The total cost is \$62,886 which now includes some additional drainage work. This is only \$1k above the original estimate.

4. Communication – The website overhaul is in progress.

5. Welcoming – Several new homeowners were welcomed.

6. Pool/Tennis Court – Water meter monitoring continues. Committee will process this year’s swipe information shortly.

I. Treasury Report:

1. Sufficient funds exist to pay for the trail work.

2. A maturing \$50k CD will be reinvested.

3. Work on the draft 2019 budget and 5 year plan will begin soon.

J. Closed Session – The board held a closed session to discuss collections currently in legal.

K. Open Session

Nothing additional discussed.

L. Adjourn

Meeting was adjourned at 9:15 P.M.

Submitted by Steven Fast