

**Kingstream Community Council  
Minutes of the March 18, 2021 Annual Meeting**

<b>Attendance</b>	
<b>Board Members</b>	<b>Present</b>
Tyrone Yee, President	Yes
Ken Neuman, 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
<b>Other Attendees</b>	
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 7:01 P.M.

**B. Approval of Agenda**

The agenda was approved as written.

**C. Homeowners Open Forum**

No homeowner topics raised. Beth & Renee both stated their support of the swim team. Beth commented on the quality of the trail markers.

**D. Review/Approval of January meeting minutes**

The February minutes were approved.

**E. Committee Reports**

1. ARC – Requests are on-track, with only one waiting. It would appear there is a lot work going on in the community.
2. Activities – The community clean-up was held on 3/13 was a success. Over 70 people turned out and collected close to 40 bags of trash.
3. Landscape – First, I would like to thank the 70 plus community members that turned out for the annual spring cleanup! New trail markers have been installed on the trails. The purpose is twofold – Safety and Asset inventory. HEMAX will commence work on the tennis court culvert on the 22<sup>nd</sup> of March weather permitting. Lisa and I met with FXCO Storm Water 3/2/21 at the zone #4 retention pond. The plan is to increase the County maintenance from two times a year to four, eliminating trees within the basin that are causing the drain to clog and clean out the culvert more frequently. VDOT and their contractors were on site surveying additional sidewalk repairs which are to

commence in the next several months. Lastly, Reminder to all homeowners- Please trim your shrubs and trees that are next to the sidewalks and do not put your yard waste in any of KCC common grounds or on the Park Authorities property. This is considered dumping and is a violation of the Fairfax County codes.

4. Communication – John thanked the team for its efforts with email announcements & Facebook. Katie is continuing her efforts at updating the community webpage.

5. Outreach – Tyrone asked about the status of the charter. At this point it still needs some more definition. Lisa recommended we regroup on this topic in May.

6. Pool – Ken has ordered the replacement lifeguard chair & swivel. The tables were removed from the pool house and set up on the pool deck to verify spacing. The area behind the front desk was swept out and trash removed.

7. Finance – Committee has finalized their slides for the April meeting. A payment of 50% was made for the tennis court culvert work in February. There are sufficient liquid reserves to cover this work. The CD status is discussed below.

### **F. New Business**

1. Swim Team Season Plan – The swim team plan was presented by Beth. The board had some questions and suggestions. Tyrone suggested the possibility of having afternoon practices from 6 to 8, with the team using the whole pool for that three-week period. The board approved the use of the pool by the swim team as described in their plan with final details on afternoon practices to be worked out between the team and the board.

2. NV Spring Punch List – Lisa felt the punch list seemed light but there may some possible mechanical issues to be dealt with once NV starts looking at the equipment. The board decided to delete some supplies from the list and purchase them separately.

### **G. Old Business**

1. Sean Moran – Tennis Program: Mr. Moran attended the meeting to gauge the interest in having tennis lessons in our community. Mr. Moran reached out to the board through the swim team representatives. The proposal was to run lessons at our court in the morning when swim team was having practice. The lessons would be open to all children in the community. The board and Mr. Moran had a good discussion about the issues involved. Mr. Moran stated the HOA would receive 10% of the fees charged as compensation. The board requested he provide us their standard contract to review for further consideration of this proposal.

2. Pool opening plan – Lisa suggested the board be prepared for extra meetings if there are any changes to the Virginia Phase III which would impact the pool plan. The board approved the revised wording regarding “nanny” passes for this season.

3. Annual meeting presentation – Updated slides were reviewed and approved with minor edits. Steve has the action to write up a one slide description of the pool plan to address any questions that may come up during the meeting.

4. Reserve Study Draft – The board reviewed the updated tables with the board’s previous comments. The board decided to revert to the previous version of Table 3. The board had no other changes and Lisa will inform Mason & Mason to finalize the study.

5. Reserve Plan – The board has two \$100k CDs maturing in April. The board approved putting one in our money market fund for this year’s reserve expenses and reinvesting the other one with an interest rate of 0.25% maturing in 2024.

**H. Executive Session** (9:06 P.M.)

Contract negotiation

**I. Open Session/Adjourn**

Meeting was adjourned at 9:36 P.M.

Submitted by Steven Fast

**Homeowners in attendance:**

Keri Hatch, Danielle Schill, Ian Rayson, Grace Choi, Renee Thomas, Chris & Beth Bollerer, Stephanie Palmer, Katie Schuster, Emma Patton, Missy & Mike Gallus, Peter Mech

Tennis coach – Sean Moran