

**Kingstream Community Council
Minutes of the June 17, 2021 Annual Meeting**

Attendance	
Board Members	Present
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
Stephanie Palmer, 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 7:01 P.M.

B. Approval of Agenda

The agenda was approved as written.

C. Homeowners Open Forum

The swim team expressed their appreciation for the board's support this year.

D. Review/Approval of May meeting minutes

The May minutes were approved as written.

E. Committee Reports

1. ARC – Experienced some challenges with the fencing rules. Working on an update to clarify for the future. Lisa has performed a community check and issued 100 letters to homeowners reminding them of their responsibilities.
2. Landscape – See Old Business
3. Communication – Communication went out after the last meeting on the pool, tennis court & open house survey.
4. Outreach
 - a. Finalize charter – Katie briefed the board on the revised charter and purpose. Tyrone reviewed how the committee could help the board in various ways. The board approved a motion to merge the Welcome & Activities committees into the new Outreach committee. The board approved a motion to accept the Outreach charter as written. The Outreach committee budget will

be a total of the Welcome & Activities budgets. Scott will look into possible events for later in the summer.

5. Pool – A motion for the expenditure of \$3,448 to replace the CAT controller and acid feeder by NVPool from reserves (item 5.11) was approved by the board. It was noted the reserve study recommended replacement in 2026.

a. Rules-feedback - The board reviewed the break rule at the request of a community member. The board approved a motion to have the rule read as follows: “There will be a ten-minute break period every hour. All swimmers shall leave the pool until the break period is ended by the lifeguards. Lap swimmers may remain in the pool.”

There were 520 swipes for the first 15 days of usage as compared to 561 swipes in 2019. However, it does appear more families with small children were using the pool. Compliance with rules appears normal. More rafts have been noted by some board members; however, their use is at the discretion of the lifeguards. A community announcement is recommended to remind users of the slide rules (lifeguard request). The lifeguards appear to be working well together. The manager and assistant manger are both new to their positions but progressing quickly in understanding their duties. The lifeguards are following NVPool cleaning procedures as well as using the disinfectant sprayer. Lisa & I have reminded the lifeguards to use the sprayer more frequently. The lifeguards are keeping an NVPool cleaning log and Lisa & I have talked to the lifeguards on this subject. Minor issues with the toilets have been reported to NVPool but they are working. No complaints have been received regarding the swim team’s evening practice schedule. No changes to the swim meet schedule approved last month. The roster check is satisfactory. The swim team requested permission to hold an end of season party on Wednesday, 7/21 with the pool remaining open. This request was approved. The picnic tables are a successful addition to the pool with high usage. The lifeguard chair has arrived and will be installed.

6. Finance – A motion for the current practices of 1) retaining investment account interest in reserves was approved by the board. A motion of the board’s intention to contribute a constant annual cash contribution of \$51,700 to the reserves for five years starting in 2021 based on the 5-year average from Table 3 of the reserve study was approved by the board. The committee provided a quick review of the Profit & Loss, and Balance sheets. Steve asked how we were tracking the expenses associated with pool COVID plan and this year’s minimum wage cost against the savings we incurred last year. After a brief discussion, Mark felt this could be documented appropriately at the end of the year, with a possibility of a status given in September after the pool closes.

F. New Business

1. Future income and expense analysis – Ash discussed a five-year outlook for the community’s income and expenses. High level topics were factors outside our control (interest rates & minimum wage increase), factors we can control (types of investments, discretionary spending, pool hours & annual dues increase). He noted that at some point in time there will be an expense gap the board will have to address. Tyrone discussed the future of our investment strategy based on current economic conditions. The board decided to have a meeting with Charles Schwab to discuss this topic. He also brought the need for competitive contracts and effort involved in doing our homework.

G. Old Business

1. Update on Eddyspark Tot Lot – Ken discussed the progress on this project. He met with Gametime and a cost analysis is underway. The budget of \$35k may need to be exceeded. It may be more cost effective to hire a separate company to remove the old playground equipment. Ken will present a proposal in July.

2. Trail 12 – Ken recommended the repair plan for the trail consist of milling the asphalt into gravel & compacting, turning it into a “gravel” trail. Three bids were provided for the board’s review. A certain level of maintenance will be required but should be significantly less than the maintenance for an asphalt trail. The budget for this project is \$48K. The 12 homeowners backing the trail will be notified of the boards plan by mail. The board approved a motion to proceed with the bid from Tibbs Paving (\$5,149 for trail work, and an additional \$2,498 if required to repair the yard used to access the trail. Tibbs estimated the work could be completed in one or two days. The advantages to the reserve fund were reviewed and considered positive.

H. Execuctive Session (9:12 P.M.)

To review delinquent accounts

I. Open Session/Adjourn (9:30P.M.)

Meeting was adjourned

Submitted by Steven Fast

Homeowners in attendance:

Beth Bollerer, Katie Schuster, Peter Mech