

**Kingstream Community Council  
Minutes of the October 21, 2021 Annual Meeting**

<b>Attendance</b>	
<b>Board Members</b>	<b>Present</b>
Tyrone Yee, President	No
Ken Neuman, Vice President	Yes
Steven Fast, Secretary	Yes
Ash Allgyer, Co-Treasurer	Yes
Mark Jensen, Co-Treasurer	No
Mike Wei, Architecture Committee	Yes
Sharon Llewellyn, Activities Committee	Yes
Stephanie Palmer, 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 7:00 P.M.

**B. Approval of Agenda**

The agenda was approved as written.

**C. Homeowner Open Forum**

A basketball court incident (10/20) was reported by Jared Spigner. A group of young men confronted him & his children over the use of the court. The Board discussed how to monitor for any future incidents. Stephanie has reached out to the county regarding the AirBnB situation discussed at last month’s meeting and the Department of Code Compliance has opened a complaint for *short term lodging without a permit*.

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

The September minutes were approved.

**E. Committee Reports**

1. ARC – Guideline changes discussed below. There has been a large number of applications and work going on in the neighborhood recently.
2. Landscape – Ken thanked the Terrell’s for donating a maple tree planted in the vacant lot next to the tennis court. Trail #12 work has been completed successfully. The playground equipment has been ordered but no shipping date has been provided yet. Will work with Hemax to get started on part of the work involving the ADA ramp, trail & drainage. Ken noted that Sugarland Valley Drive was scheduled to be repaved shortly.
3. Communication – Engagement with the community is good.

4. Outreach – A Halloween pool decoration party is planned for Saturday, Oct 9 and a Halloween Block Party for Saturday, Oct 23 in the pool parking lot. The Board approved these events with a \$500 cap on expenditures.
5. Pool – The pool furniture has been moved into the pool-house. The electric bill total looks typical for this time of year.
6. Finance – Ash reported the finances look typical for this time of year. Mark and Tyrone are working the 2022 budget.

#### **F. New Business**

1. Auto flushers – pool toilets: The Board approved the NVPool proposal to install auto-flushers to the toilets (5) and shower repairs (2) for a total of \$2,290.95 as an operating expense.

#### **G. Old Business**

1. Virtual Meeting Policy – The policy was reviewed and approved by the Board.
2. 2020 Audit – The audit results were discussed by the Board. The auditors recommend the reserve study be funded from operations in the future. The Board discussed how to define reserve versus operation expenses. No decision was made at this time. The Board approved the audit results.
3. ARC Guideline Changes - The changes to the Guidelines were reviewed by the Board. The Board approved the revised guidelines.

#### **H. Management Report**

Lisa will work with our insurance company to update our policy coverage as recommended in the audit report. Nothing additional to report.

#### **I. Adjourn** (8:22 P.M.)

Submitted by Steven Fast

#### **Homeowners in attendance:**

Chris Bollerer, Peter Mech, Jared Spigner