

**Kingstream Community Council
Minutes of the April 21, 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	No
Stephanie Palmer, Communications Committee	Yes
Scott Graff	Yes
Lisa Cornaire, Management	Yes
Board meeting held at the Herndon Methodist Church, 700 Bennett Street	

A. Call to Order

The meeting was called to order at 7:05 P.M.

B. Establish Quorum

Ms. Cornaire noted there were sufficient proxies for a quorum.

C. Board of Directors

Year-in-Review Presentation 2021 Accomplishments and 2022 Goals – Tyrone Yee discussed the 2021 accomplishments which were a successful pool opening & operation, dealing with last year’s minimum wage increase, and community asset repairs (tennis court drainage, Eddyspark tot lot & Sugarland trail conversion). The goals for 2022 are to negotiate a new pool contract (current contract expires 2022), develop a maintenance program for community assets and asset repairs (pool slide, parking lot & pool coping).

2021 KCC Committees – Committee members were noted.

Community Appearance – Lisa Cornaire reviewed the importance of property inspections and commonly cited issues.

Architectural Review – Mike Wei stressed the importance of the ARC is to maintain our home values. The guidelines were updated with regard to fences and zoning changes. The average number of days to approve a request was 6 days.

Landscape Committee – Ken Neumann thanked the volunteers for their hard work, regarding the community clean up and the tot lot preparation. He noted the major renovations to the tennis court drainage, Sugarland Valley trail milling and the new Eddyspark Tot lot.

Pool Committee – Steven Fast noted the successful operation of the pool in 2021 and noted minor maintenance items to be corrected before this year’s opening. The pool contract will need to negotiate since the current contract expires this year.

Communications Committee – Stephanie Palmer thanked the volunteers for their efforts in running the community’s Facebook page and website. She noted the success of these tools in communicating with the community.

Outreach Committee – Scott Graff reviewed the successful community cleanup, Halloween block party, and Halloween & Christmas Decoration contests. New homeowners are given a welcome gift and an information about the Kingstream community.

Finance Committee – Mark Jensen reviewed what our operating and reserve accounts do for the community. He gave a breakdown of how dues income is spent by the board. Tyrone Yee reviewed the major repairs accomplished from 2017 to 2021 paid from the reserves account. An estimate for repairs for the next three years was provided. 2021 reserve contributions details were listed. The reserve balance at the end of 2021 was \$586k (including a \$24k prepayment) and has been fully funded since 2015. A new reserve study was also completed in 2021. The reserve study concluded the community assets and reserve funds are in excellent condition.

Concluding Remarks – Tyrone Yee restated the excellent condition of the community’s assets and reserves. Operating expenses continue to be well managed.

D. Homeowner Q & A, Open Forum

Multiple homeowners thanked the board for their efforts on behalf of the community.

Concern: Given the high pool usage, can the Board consider an additional lifeguard.

Concern: The Board needs to address term limits for board members.

E. Nomination of Directors

The nominees were introduced:

1. Chris Bollerer
2. Peter Mech
3. Katie Schuster
4. Ian Slimon
5. Mike Wei

F. Appointment of Inspectors of Election

Three homeowners volunteer to be election inspectors.

G. Election

Election results tabulated by inspectors.

H. Announcement of Election Results

The vote tally results were as follows: Chris 78, Peter 67, Katie 83, Ian 26 and Mike 71. Chris, Katie, and Mike were elected for a full 3-year term and Peter was elected for a 1-year term (filling a vacancy due to resignation).

I. Adjournment

The meeting was adjourned at 8:35 P.M.

Submitted by Steven Fast

The next board meeting will be May 19, 2022 via Zoom.