

**Kingstream Community Council
Minutes of the July 18, 2019 Meeting**

Attendance	
Board Members	Present
Tyrone Yee, President	Yes
Ken Neuman, Vice President	Yes
Steven Fast, Secretary	Yes
Scott Graff, Co-Treasurer	Yes
Mark Jensen Co-Treasurer	No
Mike Wei, Architecture Committee	Yes
Elanna Weinstein, Pool Committee	Yes
Sharon Llewellyn, Activities Committee	Yes
John Rush, Communications Committee	Yes
Other Attendees	
Lisa Cornaire, Management	Yes

A. Call to Order

The meeting was called to order at 7:04 P.M.

B. Approval of Agenda

Agenda approved.

C. Homeowners Open Forum

No homeowners in attendance.

D. Review/Approval of March/June Meeting Minutes.

The March and June meeting minutes were approved as amended. The July finance committee minutes were approved.

E. Committee Reports

1. ARC – Items are on track. Working on how to address radon abatement in rules.
2. Activities – The adult pool party was successful with attendance of 48 people. The Labor Day party and dog swim are the next planned events. Amenity survey results were reviewed.
3. Landscape – Tree quotes from Reston Tree (#1429 - \$1,450 and #1215 - \$900) were approved to deal with trees in way of basketball court project and other areas of concern. Additional details were provided on the Eagle Scout project to install brick pavers in the grill area. The possible addition of up to three trees was also discussed and will depend on follow-up pricing to see if it is within the budget (\$1,000). This project is planned for September.
4. Communication – Normal amount of traffic is occurring on Facebook.
5. Welcoming – Households were welcomed on Kingstream and Sugarland Valley.
6. Pool – A brief discussion on developing a “future” plan for the pool/pool area was started. Would like input from community on what can be done outside the pool.

The next pool topic was the contract negotiation with NV since this is the last year of the current contract. A team was established with Lisa to begin discussion with NV. A meeting with Hiddenbrook will be arranged to discuss common points of interest since they are negotiating with NV as well. One of the major topics brought up was price transparency (or itemization of costs). The items brought up at the finance committee meeting were staffing costs, mechanical checkup & maintenance at opening & closing, pool furniture removal/storage & pool cover, pool supplies/chemicals and maintenance service calls during the season. Additional items brought up were types of escalation clauses, number of maintenance calls per year, length of contract (3 to 4 years), charges for 108 day vs 101 day season due holidays (two 108 day seasons in the next four years), 3.1% increase per year in current contract versus inflation averaging around 2%, the goal of having a flat rate for the duration of the contract to assist in budgeting similar to other contracts the board has negotiated, requesting NV provide a minimal break down of costs (staff/supplies/maintenance) so the board could work with NV in developing ways to control these costs, and to maintain our good working relationship with NV.

F. Treasurers Report

The board reviewed the overages in the legal and grounds budget. The trash rates have increased due to Fairfax County dump charge increases however, the budget should be acceptable. The board decided phase 2 of the pool grounds improvement will be deferred to cover the expected overages.

1. Review Reserves – Details on CD amounts, interest rates and maturity dates were provided. As well as an update on the money market reserve account. The board voted to include a summary table in the board packets with the CD amount, interest rate and maturity date to aid future financial discussions.

G. Management Report

Lisa discussed upcoming changes in state laws relating to community associations which will require the board to make the budget available to the community 30 days prior to the start of the fiscal year as well as provide information on reserves. This is a new requirement for HOAs. Guidance on reserve studies will also be issued at a later date. Lisa will provide updates as further guidance is provided by the state.

H. Old Business

1. Basketball court wall update – Additional details (drainage, clean-out opening, court edge, sod & gray stone) been worked out with Hemax regarding this project at no additional charge and the contract has been signed. A payment of 50% will required at the start of the project. The project should take 3-4 weeks, starting 10/1.

I. New Business

1. Hose bib quote – Dropped due to budget constraints.

J. Closed Session – To discuss outstanding accounts.

K. Open Session

No additional items.

L. Adjourn

Meeting was adjourned at 10:15 P.M.

Submitted by Steven Fast