

**Kingstream Community Council
Minutes of the September 12, 2019 Meeting**

Attendance	
Board Members	Present
Tyrone Yee, President	Yes
Ken Neuman, Vice President	Yes
Steven Fast, Secretary	Yes
Scott Graff, Co-Treasurer	No
Mark Jensen Co-Treasurer	Yes
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 6:59 P.M.

B. Approval of Agenda

Agenda approved.

C. Homeowners Open Forum

No homeowners in attendance. Homeowner letter regarding pool rules was discussed. Steve and Scott will look at the rule in question to see if it can be modified.

D. Review/Approval of July Meeting Minutes

The July meeting minutes were approved as amended.

E. Committee Reports

1. ARC – Homeowners are not including plat maps with their requests. There is unapproved work being done and started before approval. Will revisit plat requirement this fall. Need to include wording on seasonal/ceremonial decorations/additions which are temporary.
2. Activities – The Labor Day event went well with a good turnout. The dog swim ended early due to weather. Homeowners inquired about extending pool operation past Labor Day. Board approved the use of the pool grounds for the community yard sale.
3. Landscape – a) The Park Authority send out a letter to the residents of Sugarland Valley Drive explaining the purpose of the un-mowed section at the entrance to the park. A sign will be posted stating this is a resource protection area (RPA) and is not to be mowed. They will mow along both sides of the sidewalk. The park will cut some trees in the Kingstream Circle area at our request.
b) Reston Tree removed the remaining trees at the basketball court and at trail #8. The basketball court project is scheduled to begin October 3.
4. Communication – Thanks to Danielle for all her assistance. Around 200 Facebook checks this month. Need to announce community yard sale. An end of the year email with budget, reserve study and overall budget picture information was discussed as a possible end of the year email.
5. Welcoming – Waiting to welcome two new community members after sales close.

6. Pool – Pool cover installed. Ken noted that several cover anchors are missing. Pool furniture has been stacked. DVR is down, Lisa will have someone look at it to see if it can be repaired. Currently there is a \$811 credit for water. The final water bill will probably exhaust this credit. \$3,800 -\$4,000 should be included in next year's budget for the water bill. The total electric bill is currently \$2,106 and should be around \$3,000 by the end of the year when all bills are in. Swipe usage is down this year. The opinion of the lifeguards was that pool usage hadn't dropped. We will need to encourage community members to use their pool passes next summer.

F. Treasurers Report

It was noted the insurance has been paid for the year and the trash is done for the season. The pool contract is paid up. NV billing included a new lifeguard umbrella, a toilet service call and feeder diagnosis & repair for a total of \$482. Lisa has contacted the CPA's office as they have not yet billed us for the 2018 tax prep.

1. CD (Reserves) Table – The table will be included in next month's board packet.

G. Management Report

Lisa noted there were three homeowners with outstanding dues.

H. Old Business

1. Review 2018 Audit – The board reviewed the audit and noted that 1) there were zero discrepancies, 2) the audit reserve numbers were identical to ours, and only a minor adjustment of \$159 in operating budget was required, 3) the member equity is consistent, and 4) cash flow is in balance. The board concurs and accepts the audit findings. Motion approved for the auditor to submit their bill. The finance committee will be reviewing internal controls in the future.

I. New Business

1. Pool Furniture Pricing – NV inventoried assets at pool. Ken has a copy and noted they did a good job on close out. He noted more oversight of opening and closing of the pool would be beneficial. It was noted the table umbrellas are seven years old. Ken requested a committee evaluate the pool furniture condition. Several board members volunteered to assist on Saturday. This evaluation is necessary in order to determine what to replace. Currently we have 32 lounge chairs, 50 table chairs, 11 tables and 11 umbrellas & bases. The lounge chairs all have various issue which warrant replacement. Wear issues also exist for the remaining furniture. Ken has discussed pricing with NV, Lawn & Leisure and Sothern Company. It was noted the off season is a good time to buy due to discounts and clearances. Replacement priorities will be reported next month.

2. The Eagle Scout project is planned for October 12 or 19.

J. Closed Session – To discuss pool contract.

K. Open Session

No additional items.

L. Adjourn

Meeting was adjourned at 9:45 P.M.

Submitted by Steven Fast