

**Kingstream Community Council
Minutes of the June 16, 2022 Meeting**

Attendance	
Board Members	Present
Tyrone Yee, President	No
Ken Neuman, Vice President	Yes
Stephanie Palmer, Secretary	No
Steven Fast, Treasurer	Yes
Mike Wei, Architecture Committee	Yes
Sharon Llewellyn, Activities Committee	Yes
Katie Schuster, Pool Committee	Yes
Chris Bollerer, Finance Committee	Yes
Peter Mech, Landscape Committee	Yes
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 with no changes.

C. Homeowner Open Forum

No issues raised.

D. Review/Approval of May meeting minutes

The May 2022 minutes were approved as amended.

E. Committee Reports

1. ARC – Approval process working well.

Recent approved requests:

- | | |
|--|---------------------|
| Roof | Meadow Chase Dr |
| Change Light Fixtures | Meadow Chase Dr |
| Deck | Eddyspark Dr |
| Concrete drive, expand walkway & add flagstone | Meadow Chase Dr |
| Deck | Parkvale Court |
| Gutters | Sugarland Valley Dr |
| Garage Doors | Sugarland Valley Dr |

2. Landscape – No damage along the trails due to recent storms. Working on quotes for parking lot work to be provided at the next meeting. A broom/squeegee for the tennis court was purchased for \$21.

3. Communication – There were four communications sent out since the last meeting. It was noted there is a 60% read rate. Working on an email addressing the pool. TennisDNA had some issues with their website affecting registration.
4. Outreach – The Board approved a budget of \$250 dollars from the Outreach budget for a community party which will be scheduled for Saturday, July 16 with a rain date of July 17. Outreach will send communications committee details on the event along with the sign-up link so that this information can be communicated via email. Four welcoming packets were handed out in the last two months. The Outreach committee has spent \$150 to replenish its supply of welcome packets.
5. Pool – The Board approved \$62.57 for miscellaneous items for the pool house and \$75 to replace the table legs for the broken table. Katie, Lisa & Steve met with NVPool to discuss usage, safety and cleaning. Other items brought up were supply inventory, communication between the lifeguards and the pool users. There are no issues with the swim team, which has grown to 91 team members this year.
6. Finance – Profit & loss statement typical for this point in the year, the only major payment last month was to NVPool. Steve provided a brief historical overview of the community's expenses. The auditor has started the 2021 audit.

F. New Business

1. Pool Event Guidelines – The event form was reviewed by the Board. Recommended changes were approved by the Board. The finalized forms will be provided to Lisa.
2. Swim team contribution – The swim has provided the documentation required by the Board. The Board approved the swim team contribution of \$2,000.
3. Pool Contract – Ken discussed the issues that will need to be dealt with in the next contract. Items that will need to be looked at are major cost drivers, usage, swim practices, and supplies. Plan is to provide a timeline at the July meeting on how best to move forward. Initial plan is to provide NVPool a draft developed by the Board as a starting point.
4. Pool Cameras – The Board discussed the quality of the existing security system. Ken & Katie will work other volunteers to develop a recommendation for the September meeting.
5. Swing Mats for Tot Lot – The Board approved a \$750 budget for swing mats for the Eddyspark tot lot from the overall landscape budget.
6. Franks Landscape & Parcel #6 – Ken & Pete will be discussing with Franks work for parcel #6. The parcel is larger than previously thought and adjustments in common area coverage will need to be addressed for planned cuts. They will also discuss any other changes in schedule based on contract requirements. This contract expires in 2024.

G. Old Business

None

H. Management Report

Routine pool registrations, participated in NVPool meeting and lockbox provided for TennisDNA.

I. Highlights for communication

The following highlights will be included in the next communication: announce Summer Splash Party, July 16 and pool concerns.

J. Closed Session – (8:40 P.M.)

To review accounts in arrears

K. Open Session - (8:45 P.M.)
No additional discussion.

L. Adjourn (8:48 P.M.)

Submitted by Steven Fast

Homeowners in attendance:
Beth Bollerer