

**Kingstream Community Council  
Minutes of the June 20, 2019 Meeting**

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

**A. Call to Order**

The meeting was called to order at 7:10 P.M.

**B. Approval of Agenda**

Agenda approved with the addition of a trail 12 discussion

**B1. Trail 12 Discussion**

The board met at trail 12 before the meeting to inspect the condition of trail 12. During the meeting its condition, access, and retirement were reviewed with more discussions expected.

**C. Homeowners Open Forum**

No homeowners in attendance.

**D. Mason Terrell – Scout Project**

Mr. Terrell discussed his proposal to lay patio pavers under the grill area and remove the existing pea gravel. The estimated costs for this project are \$800-\$850. The board and Mr. Terrell discussed other items to possibly include in this project.

**E. Review/Approval of April Meeting Minutes**

The May meeting minutes were approved as amended.

**F. Old Business**

1. Board member questions – The responses to the questions handed out at the last meeting were reviewed. One of the suggestions to move the committee reports to the beginning of the meeting will be implemented at the next meeting.

**G. New Business**

1. Basketball court renovation – Drainage around the basketball court needs to be corrected to protect this reserve asset and needs to be done before recoloring the court can be performed. Three companies provided quotes for correcting the drainage around the basketball court by installing proper drains and a retaining wall to help control the drainage and improve the overall aesthetics. The quotes were \$45,180 – Rossen Landscaping, \$32,060 – CJ Salzano Concrete and \$28,752 –

HEMAX. Plans for the retaining/sitting wall and drainage were reviewed. Ken & Lisa recommended HEMAX to the board as best value and design. Proposed timeframe for the work was Aug/Sep of this year. Reston Tree will be contacted to obtain a quote to remove remaining trees in way of the project. The board discussed the timing of available reserve funds and requested HEMAX be contacted on the possibility of moving the timeframe into the fall. The board approved moving ahead with the project while working out the timing/funding details over summer.

### **H. Management Report**

The signers to the Suntrust account need to be updated due to board turnover. The board concurred with having the president, treasurers and property manager as signers. The Schwab account signers are Mr. Yee and Ms. Cornaire. Ms. Llewellyn volunteered to tabulate the results of the amenities survey. Mr. Fast agreed to investigate pool rules related to the number of guests.

### **I. Committee Reports**

1. ARC – Items are on track. Most items are being turned around quickly.
2. Activities – The Memorial Day party went well and had a good turnout. Lessons learned will be incorporated. The adult party is planned for July 13 with the entrée provided and potluck will be requested for other items. Tyrone and Ken attended Ryan Terrell’s Eagle Scout award ceremony. Ryan completed his Eagle project in 2017 restoring the Eddyspark playground and pool garden.
3. Landscape – Working with Meadows Farms to exchange some plantings from the proposed design plan of phase 2. Working with Franks to review common areas. Brush cutting trails is planned for July. A significant number of plants were donated to the pool garden (planted by Tyrone, Ken & Susan Green). Tyrone & Ken attended the ribbon cutting of the repave Sugarland Run park trails. Additional storm water work is planned by the county.
4. Communication – Working on improving mailchimp skills. Possible newsletter discussed.
5. Welcoming – Two households done.
6. Pool – The swim team has satisfied their requirements with the board. Water and electricity bills are being monitored. There is a \$3,253.38 credit remaining on the water bill. Approximately \$200 will be left at the end of the year. The water expense will need to be added back into the 2020 budget. Electrical use is low at this point but is expected to be equivalent to prior years by the end of the season. The pool manager will be requested to leave a lesson learned list before leaving in mid-July. The possibility of adding a lightning detector to the pool was discussed. The caulking around the pool was completed. The hooks have been installed on the fence for pool equipment. The breaker box for the water heater & a new spigot were discussed. Water overflow through the skimmer boxes was discussed. Scott volunteered to reset the Wifi password and work on the microphone.

### **J. Treasurers Report**

The profit & loss budget statement has a new column format and the balance sheet has a new format also to help in comparing items.

Reserves - Last month \$45k was invested at 2.45% for 6 months (mature – 25 Nov). There is \$27K in our money market reserve account. There are five CDs of \$100k and a \$50k CD maturing 1 Nov.

**K. Closed Session** – To discuss outstanding accounts.

### **L. Open Session**

A request by one of the residents for UMC to have a party at the pool on Aug 25, 5-7:30 was approved. Parking issues will be added to next month’s agenda.

### **M. Adjourn**

Meeting was adjourned at 9:40 P.M.

