

**Kingstream Community Council
Minutes of the November 19, 2020 Annual Meeting**

Attendance	
Board Members	Present
Tyrone Yee, President	Yes
Ken Neuman, Vice President	Yes
Steven Fast, Secretary	Yes
Ash Allgyer, Co-Treasurer	Yes
Mark Jensen, Co-Treasurer	Yes
Mike Wei, Architecture Committee	Yes
Sharon Llewellyn, Activities Committee	Yes
John Rush, Communications Committee	Yes
Scott Graff	Yes
Other Attendees	
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 7:01 P.M.

B. Approval of Agenda

The agenda was approved as modified

C. Homeowners Open Forum

No questions.

D. Review/Approval of October 15 meeting minutes

The October 15 minutes were approved as written.

E. Committee Reports

1. ARC – On track with approvals
2. Activities – Halloween went well. Working on getting Christmas signs. Judging of decorations with be on December 23.
3. Landscape – Ken and Lisa met with Franks to review this year’s maintenance. Reston Tree completed their winter cut and reduced their cost by \$1,000. Ken proposed using the savings to mulch the Kingstream playground for \$850. The board approved this expenditure. The tot lot will be considered later pending the results of the reserve study recommendation. The landscape committee will be revisiting the landscaping around the pool and come back with recommendations in Jan/Feb time frame. Ken recommended adding March 13, 2021 to the community calendar for our annual spring cleanup with a rain date of March 20.

4. Communication – John thanked Danielle & Katie for their efforts in supporting the communications team. Katie reviewed the current and planned changes to the community website. Katie & Lisa have been sending out an email after each board meeting summarizing the major topics of discussion.
5. Outreach – The committee is working on a charter defining its activities and is planning on providing it to the board before the next meeting. Welcoming new homeowners has been ongoing.
6. Pool – See below.
7. Finance – The profit & loss statement was briefly reviewed. Highlighted were the electrical bill, attorney fees and attorney reimbursements. The group plans to get Lisa the 2021 budget next week. Last month's approved reserves actions have been executed. The board approved the \$2,500 for Lisa's 2020 performance. Lisa thanked the board and appreciated the feedback provided.

F. Old Business

1. NV Pool contract – NVPool informed Lisa they plan on increasing wages per the contract to account for changes in Virginia's minimum wage law. The board will need to review NVPool's planned increase.
2. Reserve Study – Update on status: Mason & Mason completed their walk through of the community assets two weeks ago and Lisa provided them with our recent spending history. The draft study should be available sometime in December and Lisa will forward to the board.
3. 2021 Pool opening plan update – The pool group reviewed its current efforts and asked the board to provide feedback on the following topics: capacity, furniture, cleaning frequency, reservations, health check, contact info. The board's major concerns involved capacity and reservations. The group was asked to accelerate its efforts at having a draft plan by January.
4. Homeowner email re: dog stations: The board received two emails concerning dog waste. The board deciding to move an existing trash container from Kingstream Circle to the tennis court to replace the container that had been there. The board will contact the park authority to determine if a trash container can be placed in the park at the end of Sugarland Valley Drive.

G. New Business

1. ARC Revisions – The board reviewed the proposed updates the ARC guidelines and approved the changes as amended during the meeting.

H. Adjourn

Meeting was adjourned at 9:15 P.M.

Submitted by Steven Fast

Homeowners in attendance:

Beth Bollerer, Danielle Schill, Katie Schuster, Peter Mech, Stephanie Palmer, Michael & Missy Galus, Christiane Cruz, Dilma Anaya