

**Kingstream Community Council
Minutes of the September 16, 2021 Annual Meeting**

Attendance	
Board Members	Present
Tyrone Yee, President	Yes
Ken Neuman, Vice President	Yes
Steven Fast, Secretary	Yes
Ash Allgyer, Co-Treasurer	No
Mark Jensen, Co-Treasurer	Yes
Mike Wei, Architecture Committee	Yes
Sharon Llewellyn, Activities Committee	Yes
Stephanie Palmer, 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 7:02 P.M.

B. Approval of Agenda

The agenda was approved as amended.

C. Homeowners Open Forum

Robin Forrest discussed with the Board an ongoing issue in the neighborhood at Meadowstream Court. Multiple issues were noted regarding safety, The owner moved earlier this year and hired a management company to rent the home. The management company has put the house on AirBnB without the knowledge of the owner. The issues discussed occurred since then. The owner has been advised by the neighbors but has done nothing. Multiple neighbors attended the meeting to support this discussion. The Board discussed the issues with changing the community’s rules in regards to temporary housing. The Board will send a letter to the homeowner notifying them of the issues the association has with this situation. The Board will also contact Supervisor Foust’s office to determine what can be done.

D. Review/Approval of July meeting minutes

The July minutes were approved as edited.

E. New Business

1. Virtual Meeting Policy – The Board discussed the changes to Virginia law related to electronic meetings. Guidelines will need to be developed. The Board will have our lawyer draft a policy. Meetings will be virtual for the remainder of the year.

F. Old Business

1. Eddyspark Tot Lot – The playground committee (Ken Neumann, Katie Schuster, Stephanie Palmer, Peter Mech, Tyrone Yee) presented their proposal for the tot lot at Eddyspark. The proposal requires three contractors, Cunningham Recreation/Game Time (demo/install/equipment), HEMAX (border/french drain/ADA ramp) and JK Enterprise (mulch). We will be looking for volunteers to remove the old mulch/fabric. The total for the project is \$50,189 (tree removal not included). The estimated install date is 12 to 14 weeks once the order is received. Tree removal will be done this winter in coordination with other required tree removal. The Board voted to approve this project and restore this community asset. Ken and Tyrone thanked the committee for their hard work and input.
2. Pool Pump Starter Replacement – The Board approved the July expenditure of \$2,396.94 to replace the main pump pool starter (labor/parts/tax) as a reserve expense. There was one negative vote and one abstention.

G. Committee Reports

1. Finance – Mark stated the August profit & loss statement was typical for this time of year but noted a substantial legal fee reimbursement. Work with the auditor continues for 2020. Tyrone noted NVPool had been behind in billing but has submitted the charges for the cat controller repair and the minimum wage increase. These bills have been paid.
2. ARC – Material shortages have impacted homeowner's choices. The committee is preparing changes to the guidelines to present to the Board in October. Work without application has been noted.
3. Landscape – Trail #12 work is still dependent on Tibbs schedule. Tennis court cracks were discussed with Bishop by Lisa & Ken as warranty issues. Cracks repaired with Riteway system, 3 yr system appear to be holding. New cracks have developed. Bishop will fill with a flexible caulk. Bishops will repair two small cracks/damage at the basketball court. Board discussed reminding community that courts are for tennis and basketball only, no skates, bikes, etc. After several complaints from the Board to the County regarding blight issues at the Coomber property at 1521 Dranesville Road the buildings are slated for demolition within a few weeks. A residential development will be built on the property.
4. Communication – Communication has sent out various announcements and getting good responses and signups. The Q&A document work is still ongoing.
5. Outreach – A Halloween pool decoration party is planned for Saturday, Oct 9 and a Halloween Block Party for Saturday, Oct 23 in the pool parking lot. The Board approved these events with a \$500 cap on expenditures.
6. Pool – The covers are on the pool. NV still needs to put the furniture in the pool house. The utility bills through the end of July were \$2,000 for electric and \$2,811 for water. The number of swipes this summer was 2829 compared to 2469 in 2019. NVPool will be contacted for a quote on installing an auto-flush feature on the toilets. Lisa is still evaluating using Venmo for guest pass payments.

H. Management Report

Nothing additional to report.

I. President Report

Tyrone reviewed the status of the three goals the Board had set for this year. The first was opening the pool successfully and he thanked the community & swim team leadership for their efforts at making this happen. The next item was the ongoing efforts on community assets. The tennis court

drainage was finished. The trail #12 effort and the tot lot replacement are both approved and the last of our community assets that need to be addressed in the short term, with thanks to Ken & Lisa for their oversight of these efforts. The last item was to develop a plan to manage the minimum wage increase in the pool contract. The Board's analysis has held up and is able to cope with this change through 2024. Asset repair savings from this year should be able to compensate for the minimum wage changes in 2025 & 2026.

J. Executive Session

To review delinquent accounts.

K. Open Session/Adjourn (9:40P.M.)

Board voted to move ahead with the legal recommendation.

Submitted by Steven Fast

Homeowners in attendance:

Chris Bollerer, Katie Schuster, Peter Mech, Robin Forrest, Michelle Miles, Irene DeLeone, Ann DiCicco