

**Kingstream Community Council
Minutes of the November 18, 2021 Annual Meeting**

Attendance	
Board Members	Present
Tyrone Yee, President	Yes
Ken Neuman, Vice President	Yes
Steven Fast, Secretary	Yes
Mark Jensen, 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 7:00 P.M.

B. Approval of Agenda

The agenda was approved as modified.

C. Homeowner Open Forum

Chris Littler brought up issues with what is happening in his backyard regarding the fence being removed between his yard and the high school; and the removal of all the trees. This has led to trespassing by children and contractor personnel. Chris asked the board if we knew what the school’s plan was for finishing this area. Chris is planning his own fence and discussed with the board about a higher fence (7-8’) versus the ARC requirement of 6’. Both Chris and Lisa have contacted the high school about these concerns.

D. Review/Approval of October meeting minutes

The October minutes were approved.

E. New Business

1. 2022 Budget – The 2021 Operating Account was the first item reviewed. The Finance committee projects an operating account income of \$23,000 for 2021. This is due to the prepaying 2021 Reserves. The Finance committee recommended using the operating account surplus to prepay a part of the 2022 reserve cash contribution. **The Board approved a motion to use the 2021 operating account surplus to prepay a part of the 2022 Reserve cash contribution.** The next item reviewed was the spending on capital projects (reserve expenses). The reserve study projected spending was \$119,053 for reserve expenses. The actual expenses for this year are projected to be

\$93,469; which is \$25,584 less than the reserve study. There exists the possibility the playground installation may not finish this year. The Finance committee estimated that \$14,981 of that expense may occur in 2022. **Based on these considerations, the Board approved a motion to transfer a minimum of \$74,488 and up to a maximum of \$93,469 from Reserves to the Operating Account.** The estimated capital project spending is \$25,584 lower than the Reserve Study cost estimates. Money for these projects have been saved in Reserves. Savings from the completed capital projects are no longer required to be retained in Reserves. **The Board approved a motion in 2022, that the cost savings from these completed capital projects will be used to reduce the 2022 Reserve cash contribution.** The next item reviewed was the Reserve account. The reserve study cash funding target is \$51.7 K for 2021. The projected reserve interest is \$9.4 K versus the reserve study target of \$1.1 K. Taking into account 2021 contributions and spending the projected reserve balance is \$596 K versus the reserve study target of \$536 K. **After reviewing the proposed 2022 budget, the Board approved the draft 2022 budget.** The key strategic issues for the draft budget were: 1) Revenues (assessments unchanged since 2007), 2) Common Assets (finished 5 years of capital investments), 3) Reserves (fully funded reserves, well positioned for interest rate changes), 4) Contracts (Pool contract ends 2022 & ground maintenance runs through 2024), 5) Minimum Wage (savings offset impact through 2026), 6) Higher Inflation (expenses manageable, pool contract a concern), 7) Board (current Board experienced, turnover brings unknowns) and 8) Community (community evolving to younger families).

F. Old Business

1. Trees/Retention Pond – The board approved \$2,900 to remove and perform the winter tree cut by Reston Tree (13 trees/trails 3 & 4). The county took care of the trees in the retention pond.
2. Short Term Rentals – Ms. Forrest sent the board an email thanking them and the County Board of Supervisors for taking action on the AIRBNB in the neighborhood. Ms. DeLeon also expressed her thanks. The board discussed potential actions the board could take to prevent this type of issue from occurring. The board will revisit previous legal advice on short term rentals.
3. Graffiti Trail 6 – Lisa presented two quotes to remove the graffiti on trail 6. The board approved the \$440 quote for graffiti removal.
4. 2022 Meeting Plan – The board will continue with an electronic meeting for January 2022. The annual meeting will be in person. The Methodist church does have rooms available for meetings if desired. Scott and volunteers will run an experiment on conducting a hybrid meeting (in-person & electronic) to determine its feasibility.

G. President's Report

Tyrone listed the board's accomplishments for this year: 1) a successful & safe pool season, 2) modernization of three community assets (tennis court drainage, Sugarland trail & Eddyspark playground), 3) current minimum wage impact quantified & offsets should be available through 2026 and 4) community finances are in a good position based on our latest reserve study. Next year's major goal will be to negotiate a new pool contract which is fair to all parties while dealing with any further minimum wage increases.

H. Committee Reports

1. ARC – Some work with out requests has been noticed. Work with requests has also been occurring.
2. Landscape – Work is proceeding on the playground replacement. Hemax has started their work on the drainage and ADA ramp. Gametime has sent the equipment to the installer, who has indicated that a December install is possible. JK enterprises will perform the final mulch. Ken

would like volunteers on Saturday, 12/4 morning to remove the old mulch and tarp. Bishop provided minor crack repair to the basketball & tennis courts. Ken did not consider the repairs to be of the best quality but the repairs were free.

3. Communication – Email communication with the community as necessary.

4. Outreach – The Halloween party was a success with around a 100 people turning out.

5. Pool – NV is working on repairing the men's shower. Lisa reported that NV billing has been slow.

6. Finance – See new business.

I. Adjourn (9:42 P.M.)

Submitted by Steven Fast

Homeowners in attendance:

Chris Littler, Katie Schuster, Irene DeLeon