

**Kingstream Community Council
Minutes of the July 15, 2021 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 | No |
| 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 written.

C. Homeowners Open Forum

The swim team expressed their appreciation for the board's support this year.

D. Review/Approval of May meeting minutes

The June minutes were approved as written.

E. Committee Reports

1. ARC – The committee is reorganizing the guidelines to deal with some changes and will be ready for a future meeting.
2. Landscape – The summer cutback on the trails was completed. Cutbacks are performed twice a year. Warranty work on the tennis court is expected at the end of the season.
3. Communication – Communication went out after the last meeting on the pool, tennis court & open house survey. Feedback on the FAQ was requested within the next week, then it will be posted to the website. The post meeting email will contain an update on the trail #12 work and a synopsis of the tennis program.
4. Outreach – The board approved Linda Probst, Sharon Kessler and Patty Roewer as new volunteers on the committee. Events remaining this year are the dog swim, Halloween decoration & Holiday decoration contests. The committee is discussing the calendar of events for 2022.

5. Pool – At this point in time usage appears to be the same or more than 2019 especially by younger families. The lifeguards scored a 96 out of 100 at their last evaluation by NV. Ken discussed adding an auto-flush valve to the toilets with NV and was given a quote of \$250/toilet, installed. Lisa will work with Steve on revising the event form. Lisa got a \$40 credit from the trash company since they have not been picking up twice a week. Ken requested we collect the information on the work orders to monitor the work NV is performing at the pool. The board concurred with Lisa to discontinue payments for the Supersaas reservation system.

6. Finance – Ash noted the June profit & loss statement was typical for this time of year. The board approved Tyrone’s motion to move \$21,700 to the reserves to complete our contribution for the year. It was noted there was \$124,00 in the reserve money market account to cover the anticipated trail and playground work. Preliminary audit work for 2020 has begun. The board meeting with Schwab was considered useful and the consensus of the board was this should be done once a year. It was noted that NV is behind in their billing (cat controller replacement & minimum wage charge) which is impacting book keeping. The SunTrust account needs signature forms updated.

F. New Business

1. Pool computer replacement – The Board approved \$645 to replace the broken computer with a new laptop and lock. The laptop will be stored at Lisa’s office in the off season.
2. Collection Policy – Lisa reviewed the proposed change to the policy and there was one edit by the board. The board approved the new policy with one abstention. Tyrone will sign the new policy.

G. Old Business

1. Update on Eddyspark Tot Lot – Ken noted the plan has not solidified yet but should have a final plan for the board in September. Hemax has provided a quote for removing the old playground equipment. Gametime has provided quotes for various options. Plans may need some adjustment after reviewing utility layouts.
2. Update on Trail 12 – Ken indicated the trail has been marked up. The current plan is for Tibbs to do the work in late July/early August depending on weather and their work load.

H. Executive Session (8:26 P.M.)

To review delinquent accounts.

I. Open Session (8:55 P.M.)

Board voted to decline waiver request with one abstention.

J. Adjourn (9:01 P.M.)

Meeting was adjourned.

Submitted by Steven Fast

Homeowners in attendance:

Beth Bollerer, Katie Schuster, Peter Mech, Renee Thomas, Linda Probst, Sharon Kessler