

**Kingstream Community Council  
Minutes of the April 11, 2019 Annual Meeting**

<b>Attendance</b>	
<b>Board Members</b>	<b>Present</b>
Frank Shaffer, President	Yes
Tyrone Yee, Vice President	Yes
Steven Fast, Secretary	Yes
Scott Graff, Co-Treasurer	Yes
Elanna Weinstein Co-Treasurer	Yes
Mike Wei, Architecture Committee	Yes
Ken Neuman, Landscape	Yes
Sharon Llewellyn, Activities Committee	Yes
John Rush, Communications Committee	Yes
<b>Other Attendees</b>	
Lisa Cornaire, Management	Yes

**A. Call to Order**

The meeting was called to order at 7:04 P.M.

**B. Fairfax County Police**

The Fairfax Police public relations officer came and discussed ongoing concerns of the community and how we could help them address these concerns. The officer took multiple questions regarding traffic in the community and around the high school.

**C. Establish Quorum**

There were 15 in attendance and 86 proxies for a total of 101.

**D. Board of Directors**

1. Board Introduction – Frank Shaffer introduced the board members.

2. Year-in-Review Presentation

*2018 Accomplishments and 2019 Objectives* – Frank Shaffer reviewed the highlights of 2018 accomplishments. Objectives for 2019 include trails and landscape projects, basketball and tennis court issues. The need to negotiate a new pool contract.

*Community Appearance* – Lisa Cornaire reviewed the importance of property inspections and commonly cited issues. The board has proactive in removing trees that are a risk to the community and noted homeowners should follow this practice as well due to a recent court case.

*Architectural Review* – Mike Wei stressed the importance of the ARC is to maintain our home values. The use of our online tool has successfully expedited the review of ARC applications.

*Pool Committee* – Steven Fast noted the pool contract will be the most significant item for 2019. The pool was open all summer as schedule with no safety issues. Various repairs were completed in

2018 and some additional work is planned for 2019. Water and electrical usage are being monitored. Any planned closures of the pool will be posted well in advance.

*Communications Committee* – John Rush discussed the revised website, continued use of the email newsletter and Facebook to keep community members informed of activities in the community. The street-side white boards will also continue to be used as needed.

*Activities Committee* – Sharon Llewellyn reviewed the successful 2018 activities and presented the calendar of planned events for 2019.

*Welcoming Committee* – Elanna Weinstein welcomed 15 new families to the community in 2018. New homeowners are encouraged to become active in the community and keep their contact information up to date with the property manager.

*Landscape Committee* – Ken Neumann reviewed the landscaping changes at the pool, the considerable amount of tree removal accomplished around trails and common areas. Our paving contractor has made repairs to nine trails. The grounds contract has been renewed for six years. The community spring clean-up was a great success.

*Finance Committee* – Scott Graff reviewed the past and current operating expenses and operating expenses are being well managed. Operating accounts pay the annual expenses and the reserve account is a legal requirement intended for the repair & replacement of capital assets. Tyrone Yee discussed the reserve account. The community is in the middle of a major repair period. In 2017, \$52K was spent on pool projects, in 2018, \$46k was spent on trail repairs, \$27K is needed in 2019 to finish trail repairs. Looking ahead, \$50k may be needed for tennis and basketball court issues. The community owns \$1.5 million in capital assets, which includes the pool house, tennis courts, basketball court, 1.3 miles of asphalt trails and two playgrounds. The reserve account is used to fund repairs to these capital assets. The reserve account has \$568k invested in CDs and is in excellent condition to finance repairs to capital assets. Every five years an engineering firm assesses the condition of our capital assets, called a “reserve study”. Our reserve account has been fully funded for the last four years. The interest we are earning on our investments has allowed homeowner dues to be steady. The last increase in homeowner dues was 2007 and no increase is expected in the next 3-5 years. KCC is in excellent financial health!

### **E. Homeowner Q &A, Open Forum**

Q. Can the board do something about how the intersections are snowplowed?

A. The snowplowing of the streets is done curb to curb by VDOT. They do not remove snow and pile it up as necessary to clear the streets.

Q. Is the board planning to have the pool area sidewalks shoveled after it snows?

A. The board has looked at this before and considers it cost prohibitive for the amount of snow in a normal winter.

Q. Is the board planning on replacing the tot lot slides due to their condition?

A. Not at this time since they are still functional, just unaesthetic due to use. The board will see if there is a way to improve their appearance.

### **F. Nomination of Directors**

1. Introduce

- a. Scott Graff
- b. Mike Wei
- c. Volunteers from the floor – Mark Jensen was nominated from the floor by Tyrone Yee and accepted this nomination.

**G. Appointment of Inspectors of Election**

Two homeowners volunteered to be election inspectors (Ed Guy & Karen Leszkowicz).

**H. Election**

Election results tabulated by inspectors.

**I. Announcement of Election Results**

The vote tally results were as follows: Scott 86, Mike 86, Mark 12, Ash Allgyer 3 (write-in), Scott Kirakakus 1 (write-in) and Jim Roewers 1 (write-in).

**J. Adjournment**

The meeting was adjourned at 9:17 P.M.

The next board meeting will be May 16, 2019 at the Herndon United Methodist Church, 700 Bennett Street. Homeowners are welcome to attend.

Submitted by Steven Fast