

**Kingstream Community Council
Minutes of the May 21, 2020 Meeting**

Attendance	
Board Members	Present
Tyrone Yee, President	Yes
Ken Neuman, Vice President	Yes
Steven Fast, Secretary	Yes
Scott Graff, Co-Treasurer	Yes
Mark Jensen Co-Treasurer	Yes
Mike Wei, Architecture Committee	Yes
Elanna Weinstein, Pool Committee	Yes
Sharon Llewellyn, Activities Committee	Yes
John Rush, Communications Committee	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 7:05 P.M.

B. Approval of Agenda

Approved with no changes.

C. Homeowners Open Forum

Homeowners in attendance via Zoom, see attendance. The homeowners present were very supportive of opening the pool in some safe fashion. Various concerns/ideas to opening were brought up. One homeowner also brought up the tennis courts.

D. Review/Approval of February Meeting Minutes.

The March meeting minutes were approved.

E. Ratify decisions made outside of meeting

1. Reserve contribution – This year’s reserve contribution will be \$40k.
2. CD Investment – An investment of \$50k will be made in a 90-day CD.
3. Dues payments for those in financial hardship – The board extended its dues collection date to July 1 to account for ongoing events with Covid-19.

F. Committee Reports

1. ARC – Applications are keeping the committee busy, Applications are providing good details, are being processed as quickly as possible.
2. Activities – Currently no plans.

3. Landscape – Finley will be performing warranty work on trails #1-10. We are on track to work on the tennis & basketball courts in June/July time frame.
4. Communications – Activity is up thanks to Danielle & Lisa’s efforts.
5. Welcoming – On hold due to Covid-19 currently, 8 homes.
6. Pool – A quick overview of the current Virginia Phase 0 & 1 impacts to pool operations. Scott is working up a user’s guide for pool security cameras.

G. Finance Committee

- CD reinvestment – 1) Various funds (maturing CD & 2020 reserve contribution) were put into a 90-day CD (total - \$110k) with a yield of 0.25%, maturing on Aug 21st.
- 2) The 2019 audit contains some text and numerical errors. A meeting with the auditor has been requested. Auditor has comments for review.

H. New Business

1. Review/Discuss NV Pools latest communication – The Board reviewed NV’s latest communication. NV brought up issues with additional rules, staff responsibilities, and requests a 10-day notice before opening.
2. Review/Discuss the feasibility of the pool opening – The first topic discussed was the association’s insurance policy and its exclusion of coverage for disease. This lack of coverage and our liability was considered a major problem for opening the pool by the board. Additional topics addressed included waivers, sign-ups, responsibility, how to address safety, how to address CDC & other governmental requirements & guidance, volunteers, other pool closures and how to administer any opening under these conditions. A motion was made to postpone the decision to open the pool until the next board meeting on 6/18 while keeping the pool closed until at least 6/30. This motion established a Pool Committee Task Force to draft guidelines on the safety protocols and pool operating procedures the community will follow if State and County restrictions are lifted and if the Board decides that the liability risk of opening the pool are acceptable. The motion passed with 6 votes for the motion, 1 against and 2 abstentions. The volunteer group is listed below. The board lead with the group is John Rush. The liability discussion brought up a concern regarding liability for the tennis and basketball courts as compared to the pool and whether all community assets should be treated equally. The board agreed it was prudent to minimize these risks and approved closing these assets as well (lock up tennis court & remove basketball court hoops).
3. Next communication to community – These decisions regarding community assets will announced through our normal communication channels.

I. Closed Session

Status of outstanding accounts.

J. Open Session

No additional items.

K. Adjourn

Meeting was adjourned at 10:03 P.M

Submitted by Steven Fast

Homeowners in attendance:

Samira Bailey, Ash Allgyer, Robert Hunt, Nicole & Ian Rayson, Kate Kiefer, Renee Thomas, Beth & Chris Bollerer, Matt Dykstra, Koshi Beegan, Grace Choi, Curtis Hildreth, Danielle & Todd Schill, Mary-Anne Blodgett, Katie Weatherton, Emma Patton, Keith Mullervey, Rhonda & Bob Tagg

Pool Committee Task Force:

Kate Kiefer, Emma Patton, Renee Thomas, Grace Choi, Beth & Chris Bollerer, Nicole & Ian Rayson , Danielle Schill, Kate Weatherton