

**Kingstream Community Council
Minutes of the October 17, 2019 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	No
Sharon Llewellyn, Activities Committee	No
John Rush, Communications Committee	No
Other Attendees	
Lisa Cornaire, Management	Yes

A. Call to Order

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

B. Approval of Agenda

Agenda approved.

C. Homeowners Open Forum

No homeowners in attendance.

D. Review/Approval of Meeting Minutes.

The September meeting minutes were approved as amended.

E. Committee Reports

1. ARC – This fall the following items will be reviewed for inclusion/updating: 1) radon pumps/piping, 2) temporary ceremonial decorations (possible 6-week time limit), and reword plat requirement.
2. Activities – Halloween decorations put up at pool.
3. Landscape – Finley representative to check on warranty work on trails. The Eagle Scout project is planned for November 2.
4. Communication – No update.
5. Welcoming – No update.
6. Pool – Continuing to check meter. Swim team is planning a get-together on November 3 in the pool lot/grill area.

F. President’s Report

- 1) Board schedule – No December meeting is planned however the following items need review in November: reserves, capital spending, cash outlays and the 5-year financial outlook.

- 2) Property manager performance award – John & Elanna will be asked if they can develop criteria and make a recommendation during the January 2020 meeting.
- 3) Board discussions – Pre-decisional discussions on various topics should be kept among the board until the board makes final decisions which can be announced to the community in order to prevent misinformation.

G. Treasurers Report

Mark went over the current profit & loss statement. Looking into changes to statement which could add clarity to the document.

1. CD Ladder Spreadsheet – The reserve information was included in this month’s board packet as requested by the board. Tyrone went over the layout and details included such as near-term reserve requirements (trail work payments, upcoming basketball court & pool furniture projects). A maturing 1-year \$50k CD will be reinvested into a 6-month CD.

H. Management Report

The pool contract is an ongoing effort. NVP will be reminded about the lifeguard stand and pool cover anchors that need repair. DVR quotes will be obtained for the next meeting.

I. Old Business

1. Basketball Court Wall Update – Working with contractor and Dominion to work out what can be accomplished due power line placement near the basketball court. The board delegated decision making power to the President and Vice-President to decide on how to proceed in order to expedite this project.
2. Pool Furniture Pricing – Two options for pool furniture replacement/refurbishment were reviewed by the board. Option 2 was approved by the board which will replace the lounge chairs, replace the umbrellas, refurbish the tables & chairs and procuring two picnic tables. An amount of \$18k was approved.

J. New Business

1. Draft 2020 Budget – The draft budget for 2020 was reviewed by the board. Various items in the operating budget and reserves were discussed. Trade-offs and assumptions were reviewed. At the end of the discussion a balanced approach for 2020 was agreed upon. The funding for the reserve study will be paid for from the reserve fund. If we under spend any one budget area or if our revenues are greater than expected, those savings will be considered for contribution to the reserves.
2. Trash @ Tennis Court – The trash can at the tennis court will be removed for now since the homeowner who was taking care of this for the community can no longer do it.

K. Closed Session – Pool contract negotiation.

L. Open Session

No additional items.

M. Adjourn

Meeting was adjourned at 9:35 P.M

Submitted by Steven Fast