

**Kingstream Community Council
Minutes of the October 20, 2022 Meeting**

Attendance	
Board Members	Present
Tyrone Yee, President	Yes
Ken Neuman, Vice President	Yes
Katie Schuster, Secretary	No
Steven Fast, Treasurer	Yes
Mike Wei, Architecture Committee	Yes
Sharon Llewellyn, Activities Committee	No
Stephanie Palmer, Communications Committee	Yes
Chris Bollerer, Finance Committee	Yes
Peter Mech, Landscape Committee	Yes
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.

C. Homeowner Open Forum

No discussion.

D. Review and Approval of the Previous Meeting’s Minutes

The September 2022 minutes were approved with minor edits.

E. Committee Reports

1. ARC – The ARC will review its guidelines regarding colors and fences. Lisa informed the Board of a homeowner question regarding RV parking. The Board will need to review the existing ARC guidelines to determine intent and review Fairfax County regulations. Lisa will discuss further with the homeowner.

Recently approved requests:

Exterior siding work

Kingstream Dr

2. Landscape – There has been no damage noted due to recent weather. Weed growth has been addressed around the tennis court. The Board approved a \$100 budget for ground cover for the slope behind the tennis court.
3. Communication – See new business.
4. Outreach – Sharon Kessler noted the pool has been decorated and preparations have been made for the upcoming Halloween block party.
5. Pool – Pool furniture has been stored in the pool house for the winter. Six chairs need the plastic feet replaced. Ken is working to order 100 plastic feet for current & future repairs. Some additional cracks were identified at the bottom of the slide. Ken is obtaining a quote for additional bracing at that joint. The auto-flushers need to have their batteries removed; Ken is working located the appropriate wrench. Ken plans on documenting (text & pictures) the storage of the pool furniture and beginning/end of season protocols for future reference. Tennis DNA had 13 children enrolled this summer. The Board has received payment of \$116.
6. Finance – Profit and loss statement typical for this point in the year.

There was a motion to accrue \$2,500 for the property manager performance award. The Board approved this motion.

The capital projects for the year were reviewed. The parking lot and slide repairs were completed for \$6,124 which was under budget by \$11,000. There was a motion to transfer \$6,124 from the Reserves to the Operating account. The Board approved this motion. There was a motion to use the \$11,000 in cost savings in 2022 to reduce the 2023 Reserve cash contribution. The Board approved this motion.

Tyrone estimated this year's operating surplus should be approximately \$53k. This accounts for the surplus at the end of 2021 (\$24k), capital savings from 2021 & 2022 (\$25k & \$11k) and the minimum wage expense (\$7k) from 2022.

F. New Business

1. Communications charter – The Board reviewed the revised charter and Facebook rules. With the revised charter, no summary of Board meetings will be included in emails or Facebook. Official Board minutes will continue to be posted to the website once they have been reviewed and approved by the Board. There was a motion to approve the revised charter. The Board approved this motion. There was a motion to approved the edited Facebook rules. The Board approved this motion. The Board discussed getting reusable signs for standard events for the A-frame announcement boards.

G. Old Business

1. Special meeting preparation/agenda – Lisa reviewed the planned agenda for next week's special meeting. Katie, as secretary will assist Lisa in tabulating the vote.
2. Tree quote – Reston Tree provided a quote of \$1,900 to completely remove 3 trees and top one. The Board approved this expenditure.

H. Management Report

Lisa noted the special meeting ballot was sent out since the last meeting and votes are being rec

I. Highlights for Communication

The following items will be included in the next communication to the community: upcoming special meeting and Halloween events.

J. Closed Session

1. Pool Contract Negotiation

K. Open Session (10:10) & Adjourn – (10:13 PM)

There was a motion to approve the expenditure of \$4k from the landscape budget for a robotic pool cleaner. The Board approved this motion (5-2).

Submitted by Steven Fast (for
Katie Schuster)

Homeowners in attendance:

Linda Propst, Sharon Kessler, Jim Roewer and Alex Smouha