

**Kingstream Community Council  
Minutes of the November 16, 2023 Meeting**

| <b>Attendance</b>   |                |
|---|----------------|
| <b>Board Members</b>  | <b>Present</b> |
| Steve Fast, President   | Yes            |
| Ken Neuman, Vice President  | Yes            |
| Chris Bollerer, Secretary   | Yes            |
| Larry Kaplan, Treasurer   | Yes            |
| Mike Wei, Architecture Committee  | Yes            |
| Stephanie Palmer, Communications Committee  | Yes            |
| Peter Mech, Landscape Committee   | Yes            |
| Jeff Albanus, At Large  | Yes            |
| Sharon Kessler, Outreach Committee  | No             |
|   |                |
| 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 homeowners were present.

**D. Review/Approval of Meeting Minutes**

The October minutes were approved as written.

**E. Committee Reports**

1. ARC – The ARC committee reviewed recently approved requests which include:

| Request                     | Address                     |
|-----------------------------|-----------------------------|
| Siding                      | xxx Kingstream Circle       |
| Mini Split HVAC             | xxx Kingstream Circle       |
| Siding                      | xxx Kingstream Drive        |
| Screen Room, Deck and Patio | xxx Kingstream Drive        |
| Front Stoop and Walkway     | xxxx Sugarland Valley Drive |

2. Landscape – The Landscape Committee noted that the plants for the hillside behind the tennis courts, as discussed during October’s meeting, have not yet been purchased. The Committee plans to make the purchase after the first of the year.
3. Communications – The Communications Committee had no substantive updates however, during the briefing, Board members discussed two incidents in the community involving wildlife with rabies and mange. The Communications Committee was asked to include a notification to the community on the topic.
4. Outreach – The Outreach Committee noted that the Halloween decorating contest and the nomination process went well; the same process will be followed for the holiday decorating contest, the judging for which will take place on December 16, 2023. The originally planned November Outreach Committee did not take place due to a scheduling conflict and, as a result, the 2024 events calendar is still in development. The Outreach Committee is targeting December for the next Committee meeting.
5. Pool – The Pool Committee noted that NV Pools has completed concrete and joint repairs and that the pool cover is on. The Board reviewed photos of the completed work and discussed some ideas for potential future repairs to the pool deck. The Board briefly reviewed an estimate to repair small cracks for \$3,360; no vote was taken and the Board will discuss in future sessions. The Committee noted that there is a meeting scheduled for November 28, 2023, with a company named Sun Deck to discuss some future repairs and enhancements.
6. Finance – The Board briefly discussed the status of the current audit and noted that there were no other substantive updates to discuss.

## **F. New Business**

1. ARC Guideline Updates - The Board discussed proposed changes to the ARC guidelines, specifically Section Y, Miscellaneous Items. The updates focus on the presence of air conditioning units such as mini-split ductless HVAC systems and alternatives like stand-alone indoor units and augments the existing guidance which prohibits window units on the front of structures. These guidelines will be updated on the KCC website and included in forthcoming communications to homeowners. **The Board voted on and approved these changes.**
2. Reston Tree Quote - The Board reviewed a quote from Reston Tree to trim a pine tree near the pool and remove a second pine tree at the intersection of trails six and seven. **The Board voted on and approved the \$1,100 expenditure from the landscape budget**, while asking the property manager to confirm that Reston Tree will call Miss Utility before any work is performed.

## **G. Old Business**

1. Pool Cameras – The Board reviewed existing and new options for the replacement of the camera system in and around the pool house. The Board discussed various features and aspects of the systems and agreed to work to determine installation costs and revisit the issue when Board discussions resume in January.

2. Pool Automated External Defibrillator (AED) – The Board continued the discussion about procuring an AED for the pool which began in October. The Board discussed the pros and cons of new and used units and **voted to continue conducting research on AEDs with the goal of acquiring one ahead of next year’s pool season.**
3. 2022 Audit – The Board noted the brief discussion on the topic that occurred during the Finance Committee briefing and had no additional items to discuss.
4. 2024 Goals – The Board discussed goals for 2024, highlighting the renegotiation of the landscaping contract, the pool security cameras, the development and implementation of a maintenance plan, and potential improvements to the pool including the pool house flooring and pool deck enhancement.

#### **H. Highlights for Communication**

The Communications Committee summarized topics gathered for the next communication including the previously discussed wildlife advisory, ARC guideline updates, the holiday decorating contest, December’s Outreach Committee meeting, the fact that no Board meeting occurs in December.

#### **I. Closed Session (7:52 PM)**

The Board entered closed session to discuss accounts in arrears.

#### **J. Open Session (8:39 PM)**

**The Board voted on and approved a \$8,000 performance award for property manager for the 2021 – 2023 performance period.**

#### **K. Adjourn – (8:42 PM)**

Submitted by Chris Bollerer

**Homeowners in attendance: None**