

**Kingstream Community Council
Minutes of the April 20, 2023 Annual Meeting**

Attendance	
Board Members	Present
Tyrone Yee, President	Yes
Ken Neuman, Vice President	Yes
Chris Bollerer, Secretary	Yes
Steven Fast, Treasurer	Yes
Mike Wei, Architecture Committee	Yes
Sharon Llewellyn, Outreach Committee	Yes
Stephanie Palmer, Communications Committee	Yes
Peter Mech, Landscape Committee	Yes
Open position	
Lisa Cornaire, Management	Yes
Board meeting held in person at the Herndon United Methodist Church, 701 Bennet Street, Herndon, VA 20170.	

A. Call to Order

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

B. Establish Quorum

Ms. Cornaire noted there were sufficient proxies for a quorum. There were 14 homeowners in attendance and 109 proxies.

C. Annual Meeting Presentation and Year in Review

The Board members introduced themselves and announced that there would be a brief meeting immediately following the election of new board members. The Board then presented the 2022 year-in-review presentation and outlined 2023 goals. Tyrone Yee discussed key 2023 accomplishments which included a successful pool season, the recent dues increase and the renegotiation of the contract with NV Pools. Goals outlined for 2023 included the execution of the NV Pools contract, the development of a five-year maintenance program for the community assets, and board member development to ensure continuity of standard operating procedures and institutional knowledge.

- **Community Appearance** – Lisa Cornaire reviewed the importance of property inspections and commonly cited issues.
- **Architectural Review** – Mike Wei stressed the importance of the ARC in maintaining our home values. Mr. Wei noted that applications decreased in 2022 with the most common requests focused on roofs, siding, fences and patios. The average number of days for

application approval in 2022 was six though multiple applications required updates to address missing information which extended the approval period to 12 or more days.

- **Landscape** – Peter Mech outlined the major landscape-focused projects in 2022 including the community clean-up, parking lot seal coat and repairs, and the removal of damaged trees.
- **Pool** – Ken Neuman outlined the renegotiated NV Pools contract and discussed safe 2022 pool operations, repairs to the pool slide, and the Kingstream Kahunas’ successful 2022 season. Mr. Neuman also highlighted the recent purchase of a pool robot for automated pool cleaning.
- **Communications** – Stephanie Palmer outlined 2022 communications activities, including the development and implementation of the new Kingstream Community Council website.
- **Outreach** – Sharon Llewellyn recapped 2022 events including various community gatherings and decorating competitions, and spoke to the number of new homeowners welcomed during the year.
- **Finance** – Steve Fast delivered an overview of the community’s finances in 2022, providing insight into both the operating and reserve accounts, as well as a breakdown of the 2022 budget. Mr. Yee provided a historical overview of KCC’s reserve account activities, as well as additional detail regarding the operating expenses. Mr. Yee ended the presentation by briefly discussing the financial security of our community assets and accounts.

Following the presentation, Mr. Neuman thanked Mr. Yee for his service to the Board given that Mr. Yee was not running for re-election and would be leaving the KCC Board.

D. Homeowner Questions and Answers

Multiple homeowners thanked the board for their efforts on behalf of the community. Topics of concern and/or discussion included:

- The slope of the basketball court;
- Suspicious behavior taking place at the basketball court;
- Use of unpleasant, sometimes painful outdoor sonic devices to deter rodents;
- Areas of grass needed to be mowed;
- Community events taking place during the summer;
- Kingstream’s new auditor;
- Bridge under construction over Sugarland Run;
- Fairfax County Connector bus stop recently added to the community; and
- Placement of signs encouraging homeowners to pick up dog waste in some common areas.

E. Nomination of Directors

Candidates running for election introduced themselves:

- Jeff Albanus
- Larry Kaplan
- Sharon Kessler
- Sharon Llewellyn
- Peter Mech
- Ian Slimon

F. Appointment of Inspectors of Election

Three homeowners volunteered to be election inspectors.

G. Election

The election results were tabulated by inspectors.

H. Announcement of Election Results

The election results were announced as follows:

Candidate	Votes
Sharon Kessler	86
Peter Mech	84
Larry Kaplan	82
Jeff Albanus	67
Ian Slimon	56
Sharon Llewellyn	53

Sharon Kessler, Peter Mech and Larry Kaplan were elected for full three-year terms; Jeff Albanus was elected for a two-year term, filling a vacancy due to resignation.

I. Adjournment

The meeting was adjourned at 8:33 PM.

Submitted by Chris Bollerer