

**Kingstream Community Council
Minutes of the March 21, 2024 Meeting**

Attendance	
Board Members	Present
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	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 7:05 P.M.

B. Approval of Agenda

The agenda was approved with minor corrections.

C. Homeowner Open Forum

No homeowners were present for the open forum.

D. Review/Approval of Meeting Minutes

The February minutes were approved as written.

E. Committee Reports

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

Request	Address
Four-foot deck expansion	xxxx Kingstream Dr

2. Landscape – The Landscape Committee reported on the successful community cleanup on Saturday March 16, 2024, with 42 members of the community participating. The Committee also reported that the Tennis DNA storage bin was removed from the tennis court.

3. Communications – The Communications Committee had no substantive updates.
4. Outreach – The Outreach Committee reported that it was gearing up for the Spring Block Party scheduled for Saturday, April 6th. The Committee welcomed no new community members in January or February.
5. Pool – The Pool Committee reported that the pool house floors treatment has been completed. The Committee briefly discussed the impact of potential sewer rate increase by Fairfax County. The Committee then reviewed two requests made by the Kahunas swim team. First, the Kahunas requested use of the pool parking lot for a yard sale on May 11th, with a rain date of May 18th. Second, the Kahunas requested permission to hang their banner from the pool fence throughout the month of May. **The Board voted to approve both requests.**
6. Finance – The Finance Committee reported that February was a quiet month, and briefly reviewed the profit and loss statement. The Committee also noted the CD maturing in April and recommended reinvestment in a \$100,000 CD at the highest rate possible with a maturation date in 2026. **The Board voted to approve the reinvestment.** The Committee also raised the issue that NV Pools failed to bill Kingstream for the expansion joint caulking performed last year; the Board raised this issue with NV Pools and paid this year as a reserve expense.

F. New Business

1. Grounds Contract – The Board discussed the grounds contract and walked through a summary of considerations for the new contract, while evaluating the potential impact to the budget.
2. Annual Meeting Agenda & Planning – The Board reviewed the agenda for the annual meeting and made minor changes.
3. Tot Lot Mulch – The Board reviewed options to mulch the tot lot on Eddyspark Drive. The Board voted to approve \$1,500 for mulch against the landscape budget.
4. NV Pools Spring Maintenance Punch List – The Board discussed the punch list of recommended actions provided by NV Pools. The Board made recommendations to approve or reject specific line items. The Board also identified some other issues to address ahead of the upcoming pool season.

G. Old Business

1. Pool Cameras – The Board heard updates to the effort to replace the security cameras in and around the pool. At present, new cameras have been ordered and the Board is waiting for an installation date from the chosen installer.

H. Management Report – The Property Manager noted that she will be at the pool from 10:00 AM to 12:00 PM on May 11th and May 18th to register new homeowners for the pool.

I. Highlights For Communication – The Board identified several topics for the monthly communication including the spring property inspections occurring in late April into May, assessment deadlines and payment options, the Kahunas garage sale and pool registration times.

J. Adjourn – (8:12 PM)

Submitted by Chris Bollerer

Homeowners in attendance:

-None