

**Kingstream Community Council
Minutes of the January 19, 2023 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, Activities Committee	Yes
Stephanie Palmer, Communications Committee	Yes
Peter Mech, Landscape Committee	Yes
Open position	
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 7:04 P.M.

B. Approval of Agenda

The agenda was approved.

C. Homeowner Open Forum

No homeowners in attendance.

D. Review/Approval of November meeting minutes

The November minutes were approved with edits.

E. Committee Reports

1. ARC – One pending project from last year requiring further information.

Recently approved requests:

Basement Egress Window Installation	XXXX Meadow Chase Dr
Solar Panels - committee approved	XXXX Valebrook Ln
Windows	XXXX Valebrook Ln
Walkway & stoop resurfacing – retroactive	XXXX Kingstream Dr
Solar Panels	XXXXXX Sugarland Valley Dr

2. Landscape – Leaves around the pool were removed by the landscape company and the pond in Zone Five was also cleaned out by Fairfax County Stormwater management. Black fungus has appeared on some crepe myrtles in the area; both topical and granular solutions will be applied. Tree cutbacks along the trails are scheduled for February or March. Dead deer was removed by Fairfax County Stormwater management.
3. Communication – The Board approved the purchase of one a-frame sidewalk message board to inform homeowners of upcoming events and announcements for \$198; the Board will evaluate the need for the purchase of additional message boards in the future. Work is underway on a new KCC website; the Board approved the migration to a new web content management platform for a one-year trial period.
4. Outreach – Holiday contest went well. The schedule of proposed events for 2023 will be revised. There were no new homeowners welcomed in December. There were fewer new homeowners welcomed in 2022 as compared to 2021& 2020. Volunteers to support community outreach activities are welcome.
5. Pool – Replacement of filter pump sand is complete. The school year ends on June 16 for 2023 and resumes on August 21. FCPS has not finalized the end for the 2023-24 school year.
6. Finance – A new auditor will be required for 2023. Lisa provided background on why this is necessary. The Profit & Loss looks typical for the end of the year. The insurance entries need to be reviewed and updated. The CD investment plan for 2023 was discussed. The plan is to capture the highest interest rates possible while having \$100k mature every year. Sufficient funds are available for the new monthly payment plan for NV Pools.

F. New Business

1. Review cover letter for the 2023 dues assessment bill. The cover letter and ballot were reviewed, edited and approved.
2. 2023 goals – Discussed during annual meeting slides.
3. ARC guideline updates – The ARC committee provided the Board with proposed changes to the ARC guidelines relating to Section II: B(6a) fencing, I(4c) parking, K(1) solar panels, I (7) EV charging and W(1) additions/accessory living units. Board discussion clarified these changes do not restrict fencing or additions consistent with the ARC guidelines and Fairfax County rules, specifically:

Section B(6a) – "same material and in the same style surrounding a single property" allows for fences surrounding a single property to have variations in height, picket styles, picket spacing, posts, rails, kickboards, and trim styles. A homeowner's fence was given as an example.

Section W (1) – "size and architecture of other homes in KCC" does not prohibit homes in older portions of the neighborhood from expanding to sizes/architectures seen in newer portions of the neighborhood.

The Board approved the proposed changes as written with above clarification.

4. Annual meeting slides- The Board reviewed the presentation and made several changes; additional changes will be incorporated before the next meeting.

5. Pool Cameras – The Board is developing requirements and options for a replacement camera system at the pool, given the age and limitations of the existing system. Additional market research and meetings with vendors are expected to take place throughout January and early February.

G. Old Business

1. School speeders – The Board continues discussions with the Fairfax County Police Department regarding homeowners concerns about the speed of traffic through the neighborhood. Homeowners are encouraged to call the police department’s emergency and non-emergency numbers if they observe dangerous driving or other concerning situations.

2. Status of monthly meetings in-person/zoom – The Board concluded that existing meetings via Zoom are working well and agreed to continue to meet virtually, except for the annual meeting in April.

3. 2022 Audit – KCC’s auditor – Turner, Leins & Gold, LLC – informed the Board that they are unable to continue providing audit services, primarily due to personnel limitations. The Board is actively seeking a new auditor to support 2022 audit activities.

H. President’s Report

Tyrone thanked the Board & Lisa for their essential work this year. The community is in excellent financial health with benefits from the modest assessment increase. Savings on reserve expenses are now being returned to cover operating expenses. The sound planning position of our investment ladder will capture higher interest rates. The Board must prepare for member transitions (new members & members changing roles). The Board has developed essential & beneficial working relationships with our contractors.

I. Adjourn – (9:30 PM)

Submitted by Chris Bollerer

Homeowners in attendance:

None