

**Kingstream Community Council
Minutes of the March 16, 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, Outreach 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 7:00 P.M.

B. Approval of Agenda

The agenda was approved.

C. Homeowner Open Forum

A homeowner raised the issue of trash pickup, noting that another trash collection vendor is planning to expand into our area and would likely accelerate those plans if a minimum of ten Kingstream homeowners sign up. The Board agreed to communicate this to the community via regular email communications and the website.

D. Review/Approval of February meeting minutes

The February minutes were approved with edits.

E. Committee Reports

1. ARC – Recently approved requests include:

Walkway and pad for trash containers	xxx Parkstream Terrace
Fence	xxx Kingstream Drive
Roof	xxx Kingsvale Circle
Roof	xxx Eddyspark Drive

2. Landscape – Frank’s Lawn Care performed the winter cut and the Board discussed the new bridge being constructed by Fairfax County Park Authority across Sugarland Run; construction is anticipated to take place through the summer. In addition, the Board noted that the community cleanup event was scheduled for Saturday, March 18, 2023.

3. Communication – The Board previewed the new Kingstream Community Council website; the Board voted to place the new site into production and retire the existing website prior to the expiration of the current hosting agreement.

4. Outreach – The Board discussed upcoming community events and the overall annual Outreach budget. The Outreach committee will revisit the budget to ensure it is in-line with allocated funding. The Board approved the spring party (occurring on April 8 with a rain date of April 15) with a budget of \$75.

5. Pool – The Board discussed several pool-related topics:

- The Board reviewed and approved the Kahunas’ (swim team) request to hold a yard sale in the pool parking lot on May 6, 2023, from 8:00 AM – 12:00 PM.
- Related, the Board voted and approved a community yard sale in the fall, with a tentative date of September 9, 2023, and a rain date of September 10, 2023.
- Pool registration will occur on May 13, 2023, between 11:00 AM and 12:00 PM, and May 20, 2023, between 9:00 and 11:00 AM.
- The Board also identified the need to review existing pool events forms to ensure prices remain consistent with the new NV Pools contract.
- The Board discussed the cost of guest passes and agreed to leave the cost as-is and reevaluate at the close of the season.

6. Finance – Tyrone provided an overview of our two key financial assets – the Kingstream checking and investment accounts - noting that the FDIC insurance applies to the checking account and the issuer of each CD we own. Tyrone provided an overview of recent investments and how they contribute to a long-term strategy. Additionally, the Board reviewed and approved the community’s federal income tax payment of \$96 and the state income tax payment of \$29. Finally, the board agreed to review the community’s insurance coverage to determine if it needed to be adjusted to a higher level.

F. New Business

1. KCC Funded Trash Pick-up. The Board discussed a homeowner suggestion to explore a neighborhood-wide contract for trash collection services. The Board identified two significant barriers to implementation – the lack of flexibility with finances that constrain the Board’s ability to raise assessment fees by a simple vote, and the alignment of a neighborhood-wide contract given existing homeowner contracts. After discussion and consideration, the Board approved a motion to curtail exploration of a community-wide trash option at this time. The Board will add this topic to the Frequently Asked Questions (FAQ) portion of the KCC website.
2. Playground Mulch – The Board discussed mulch estimates for the Kingsstream playground and Eddyspark tot lot; the Board voted to table the discussion until late summer or early fall.
3. Trail Repairs - The Board reviewed a proposal to repair two hazards on trails one and ten and one additional repair on trail two, and approved a \$3,525 reserve expense to remediate.
4. NV Pools Spring Punch List & Memo – The Board reviewed the spring maintenance “punch list” provided by NV Pools and approved with modifications and exceptions. The Board discussed an alternative approach for the remediation of concrete damage noted within the NV Pools “punch list” (see below).
5. Pool Deck Concrete Repairs - The Board discussed concrete and caulking repair work needed around certain skimmers and handrails. The Board reviewed and approved NV Pool’s caulking proposal identified in the spring “punch list” but voted to place the work on hold until the pool cover is removed and a visual inspection is possible. The Board also approved the HEMAX proposal and the associated \$2,800 reserve expense to perform necessary cement repairs in the same locations. The Board stressed the need for HEMAX and NV Pools to work closely together and coordinate the necessary repairs. To that end, the Board will facilitate a discussion with Board members, HEMAX and NV Pools to discuss the overall mitigation plan.
6. Pool House Paint - The Board discussed repairs and cosmetic improvements on the interior of the pool house; the Board agreed to revisit the topic in May or June.

G. Old Business

1. Pool House Cameras – The Board is in receipt of three estimates from two vendors for replacement of the existing pool camera system. The Board anticipates a fourth estimate shortly and will conduct a thorough review once all estimates are received.
2. 2022 Audit – The Board approved that the \$3,300 agreement with Goldklang Group CPAs for audit services in 2023, covering the 2022 audit, was signed.

H. Management Report

1. Spring Inspection Plan - Lisa Cornaire discussed the plan for upcoming spring inspections and the Board provided additional guidance. Specifically, the Board voted to allot homeowners 18 months to repair or replace items where significant investment and time may be required, including fences, driveway repairs and replacement and pipestem repairs and

replacement. The Board also noted that fences will be reviewed from the street or where walkable access (i.e., trails and walkways) is possible. Due to a conflict, the Board agreed to move the July KCC Board meeting from July 20, 2023, to July 13, 2023. Finally, the Board discussed the content of the March homeowner communication.

I. Adjourn – (10:16 PM)

Submitted by Chris Bollerer

Homeowners in attendance:

- Beth Bollerer
- Larry Kaplan
- Sharon Kessler
- Mike Moore