

**Kingstream Community Council
Minutes of the March 17, 2022 Meeting**

Attendance	
Board Members	Present
Tyrone Yee, President	Yes
Ken Neuman, Vice President	Yes
Steven Fast, Secretary	Yes
Mark Jensen, Treasurer	No
Mike Wei, Architecture Committee	Yes
Sharon Llewellyn, Activities Committee	No
Stephanie Palmer, Communications Committee	Yes
Scott Graff	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 7:02 P.M.

B. Approval of Agenda

The agenda was approved as amended.

C. Homeowner Open Forum

D. Review/Approval of February meeting minutes

The February 2022 minutes were approved.

E. Committee Reports

1. ARC – Activity is picking up and the following requests were approved:
 - a. Fence – Approved
 - b. Siding, roof, trim, window molding & shutters – Approved
2. Landscape – Brush clean-up is complete. The slide repair is scheduled for April. Due to possible weather, the community clean-up is moved to Sunday, 3/20 at 1:00 P.M.
3. Communication – The committee is planning on having a revised charter and social media rules ready for the May meeting.
4. Outreach – No report
5. Pool – The drainage issue with the men’s showers have been repaired. The automated flushers will be installed before the pool opens.
 - a. Afternoon swim practice – The Board reviewed two proposals (afternoon vs evening practices) provided by the swim team. The Board approved a mixed approach with the pool closed from 6:00 to 8:00 P.M. for the teams use only from 5/31 to 6/2, 6/6 to 6/9 and 6/13 to 6/16. The team would

use four lanes of the pool from 6/20 to 6/24 from 6:00 to 8:00 P.M. if morning practices have not begun. The remaining two lanes would be open to the community. The swim team requested approval for two events with dates TBD. The Board approved the team's two events with dates to be finalized later. The Board approved the team's request to have their team yard sale in the pool parking lot from 7:00 to 12:00 on Saturday, 5/14 (rain date Saturday, 5/21).

Scott & Steve will come up with options to provide to NV to determine if they are willing to reschedule the hours the pool will be closed for swim practice to other times & dates.

6. Finance – It was noted the 2022 grounds contract was paid in full for February. There is a 5% discount built into the contract for early payment. A homeowner settled \$1,754 in legal fees. The community currently has no outstanding accounts with legal for the first time in 14 years. The 2021 financial records and tax returns are complete. There was an income of \$506 this year (due to how a prepaid dues payment was accounted for) which resulted in \$106 in federal taxes and \$32 in state tax. Tyrone noted the Federal Reserve raised interest rates by 0.25%. The Fed is indicating a rate of 2.00% by year's end and a rate of 2.75% in 2023. Tyrone recommended the Board continue to follow its plan to reinvest money market funds in short term CDs while waiting for interest rates to rise.

F. New Business

1. Annual Meeting Agenda – The Board approved the agenda recommended by Lisa. It was noted, for the election of board members there 4 positions open (3 full term and one partial term), the partial term will be filled by the person in fourth place. The Board decided officers will be elected at the May meeting. Board materials will be provided shortly to those running for the board in order to assist them in understanding their duties & responsibilities.

2. ARC application revision – The Board reviewed the revised ARC application with updated language for neighbors' signatures. The Board approved the revised language.

3. Pool Event Guidelines – Board reviewed event guidelines for small parties. Three additional items will be added to the small party guidelines. More to be done on larger parties requiring Board approval and form for extra hours.

4. 2022 Pool Opening – Ken would like to continue last years cleaning practices. Upfront discussion with supervisor will be necessary to set expectations on cleaning and documentation. Hands-on training regarding cleaning with the lifeguards may be beneficial.

5. Pool Rules Review – Ken brought up concerns regarding the raft rules. Steve and Ken will discuss offline. Minor changes to the rules were recommended to update them regarding glass and service animals. Steve will update the rules and provide for review.

6. Pool Spring Punch List – The Board reviewed the punch list. The following items were declined: 16'shepherd's crook (we already have one), coverage storage fee (unnecessary, cover stored in pool-house), towel dispenser batteries (will do ourselves), and will question NV on CAT controller sensors (should have been done last year with new CAT controller). The Board concurred with replacing the sand in the pool filters for \$3,317. This expense was not budgeted but it has not been done since 2015 and it is recommended to be done every 5 to 7 years to maintain water clarity.

G. Old Business

1. Tennis DNA Contract – The Board discussed the contract as edited by Stephanie. Ken & Tyrone requested Scott contact Tennis DNA for additional details on last years program (student ages, cost & schedule). The Board will have our attorney review the contract as edited.

H. Management Report

Lisa noted she had powered up the pool laptop and it is working properly. Steve & Lisa will work on dates for pool registration.

I. President's Report

Tyrone noted that in the last two years there have been 40 home sales (10% of the community). New homeowners are not familiar with how the community operates. He noted pre-move in modifications and 10 retro-active architecture modifications. Tyrone listed several items new owners may not be aware of. Tyrone requested the Board consider new ideas to bring new owners up to speed on the community.

J. Adjourn (9:30 P.M.)

Submitted by Steven Fast

Homeowners in attendance:

Beth & Chris Bollerer, Katie Schuster, Ian Slimon, Matthew Saporito