

**Kingstream Community Council
Minutes of the July 18, 2024 Meeting**

| Attendance | |
|---|----------------|
| Board Members | Present |
| Steve Fast, President | Yes |
| Ken Neumann, 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 |
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| 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 7:01 P.M.

B. Approval of Agenda

The agenda was approved with one additional topic focused on a review of the 2025 reserve expenses.

C. Homeowner Open Forum

No topics were discussed.

D. Review/Approval of Meeting Minutes

The June meeting minutes were approved as written.

E. Committee Reports

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

| Request | Address |
|-----------------------------|--------------------------|
| Fence - partial replacement | xxxx Kingsvale Cir |
| Roof | xxxx Sugarland Valley Dr |
| Mailbox Replacement | xxxx Sugarland Valley Dr |
| Retaining Wall Replacement | xxxx Kingstream Cir |

2. Landscape – The Landscape Committee summarized the work completed to date at the retention pond noting that metal railing needs to be installed and will likely take place within 30 days. The Committee also noted that, due to the drought, Frank’s Lawn Care has skipped some cuts. The Committee noted that there exist some outstanding questions regarding the Frank’s Lawn Care quote. The Board discussed recent storms noting that there was no damage to community property but some on Fairfax County property, which has been reported.
3. Communications – The Communications Committee had no substantive updates.
4. Outreach – The Outreach Committee summarized recent community events including July’s adult swim party and the Fourth of July bike parade, noting good turnout for both. The Committee reviewed upcoming events such as the adult swim party in August, as well as Labor Day events and the dog swim.
5. Pool – The Pool Committee noted that the bill from NV Pools for the replacement of the pool pump motor is still pending. The Committee also noted that the Kahunas’ swim team season is winding down. The Board discussed some concerns about pool management which were recently shared with Board members and the property manager.
6. Finance – The Finance Committee noted that finances are strong and tracking well overall to the budget. The Committee reported that the annual audit will likely be scheduled to occur in late fall.
7. Traffic Calming – The newly formed Traffic Calming Committee is discussing dates for the first meeting to occur.

F. New Business

1. Main Pool Motor – Anticipating a request for payment from NV Pools, as noted above, **the Board made a motion to approve up to \$3,000 for the pool pump motor replacement; the Board approved the motion.**
2. 2025 Reserve Expenditure Calendar – The Board reviewed the 2025 reserve expenditures and discussed specific items that may not need to be addressed, including the pool cover and concrete sidewalks, curbs, gutters and the pool deck. The Board discussed items that should be addressed such as color coats on the tennis and basketball courts as well as some cracks in both.

H. Management Report – Due to the fact that the community must conduct a new reserve study in 2025, the Board discussed obtaining a quote for the study, likely in August or September. The property manager noted that community reinspections will be occurring in late July.

I. Highlights For Communication – The Board discussed topics for homeowner communications including remaining summer events such as the adult pool party, and the dog swim. The Board also recommended including a reminder for homeowners to trim trees and shrubs.

J. Closed Session – (7:46 PM)

The Board met in closed session to review accounts in arrears.

K. Open Session – (7:49 PM)

The Board briefly discussed the aforementioned retention pond work.

L. Adjourn – (7:53 PM)

Homeowners in attendance:

- Josh Wixom

Submitted by Chris Bollerer