Kingstream Community Council
Minutes of the July 16, 2026 Meeting

Attendance	
Board Members	**Present**
Steve Fast, President	Yes
Ken Neumann, Vice President	Yes
Chris Bollerer, Secretary	Yes
Ian Slimon, Treasurer	No
Mike Wei, Architecture Committee	Yes
Stephanie Palmer, Communications Committee	Yes
Peter Mech, Landscape Committee	Yes
Jim Roewer, Traffic Calming Committee	Yes
Randy Terrell, At Large	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 7:01 P.M.

B. Approval of Agenda

The agenda was approved.

C. Homeowner Open Forum

Two homeowners were present. No topics were introduced for discussion in the open forum.

D. Review/Approval of Meeting Minutes

The minutes from the June 18, 2026, meeting were approved as written.

E. Committee Reports

1. Traffic Calming – The Traffic Calming Committee briefly discussed the progress of the Bennet Street improvements currently underway and the possibility of a future traffic study to gauge the impact of those changes on the community. The Committee also noted that it explored the potential of two new crosswalks in the community; because the existing sidewalk ramps are not compliant with Americans with Disabilities Act (ADA) and Virginia Department of Transportation (VDOT) requirements, crosswalks cannot be located at those locations. VDOT did indicate that they may be able to accommodate in the future. Finally, it was noted that the signage reflecting the increased fines for speeding has not yet been installed; the Committee Chair will check on status.

2. ARC – The ARC committee reviewed the applications submitted for approval.

Request	Address
Single Window Replacement	xxxx Eddyspark Dr
AC Unit	Xxxx Sugarland Valley Dr
Siding and roof replacement	Xxxx Kingstream Cir
Roof and Gutter Replacement	Xxxx Meadow Chase Dr

3. Landscape – The Landscape Committee noted some continuing challenges with Frank's Lawn Care and reported that maintenance will be conducted on the Kingstream Circle playground where a lose timber was identified. The Committee also noted that weeding and maintenance was done along Trail 12 and that Tennis Courts Inc., performed tennis court repairs under warranty.

4. Communications – The Communications Committee noted that the Sip & Swim event occurs on Saturday, July 25th followed by the Labor Day potluck on September 5th (2:00 – 4:00 PM) followed by the dog swim on September 7th (7:15 – 8:45 PM).

5. Outreach – The Outreach Committee had no substantive updates to report.

6. Pool – The Pool Committee discussed recent NV Pools staffing changes at the pool, noting the importance of continuity and leadership; the Board is working closely with NV to ensure the pool remains well staffed and managed. The Committee also discussed the impact of recent storms, noting an increase in debris in and around the pool which was quickly handled by NV Pools.

7. Finance – The Finance Committee noted that the budget is on track.

F. New Business

1. Swim Team Donation – **A motion was made to make the annual donation to the Kahunas swim team in the amount of $1,000; the Board voted to approve.**

2. Pool Basketball Hoop – The Board discussed options to replace or repair the pool basketball hoop. **A motion was made to approve $600 for the purchase of replacement parts; the Board voted to approve.**

G. Old Business

1. Insurance Quote – The Board reviewed insurance quotes for coverage of the community and its assets. **After reviewing various options, a motion was made to select the Community Association Underwriters of America's proposal priced at $5,739 per year which aligns closely with current coverage and saves the community approximately $1,750 per year; the Board voted to approve.**

H. Management Report – The Property Manager provided brief updates focused on the delivery of information from KCC's legal counsel, Reese Broome, and a recent bill from NV Pools for items in the spring punch list.

I. Highlights For Communication – Highlights for communication include the upcoming Sip & Swim event, recent work performed on the tennis courts, changes to pool hours when school resumes, the progress on repairs to the pool basketball hoop, the end of season pool party (September 5, 2026, from 2:00 – 4:00 PM) and the dog swim (September 7, 2026, from 7:15 – 8:45 PM)

J. Executive Session (8:16 PM). The Board briefly discussed accounts in arrears.

K. Open Session (8:22 PM)

L. Adjourn (8:22 PM)

Homeowners in attendance:

- Eric and Ilene Weiss

Submitted by Chris Bollerer