

**Kingstream Community Council
Minutes of the February 15, 2024 Meeting**

Attendance	
Board Members	Present
Steve Fast, President	Yes
Ken Neuman, 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	No
Sharon Kessler, Outreach Committee	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.

C. Homeowner Open Forum

No homeowners were present for the open forum; one homeowner joined later in the meeting.

D. Review/Approval of Meeting Minutes

The January minutes were approved as written.

E. Committee Reports

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

Request	Address
Roof	xxxx Kingstream Circle

2. Landscape – The Landscape Committee reported a quiet month with efforts underway to update information for the upcoming landscape contract renegotiation. The Committee also raised the issue of the collapsed storage shed on the tennis court; the Property Manager agreed to contact

Tennis DNA to discuss options for removal. The Committee reminded the Board that the community cleanup is scheduled for March 9th with a rain date of March 16th.

3. Communications – The Communications Committee reported no substantive updates.
4. Outreach – The Outreach Committee presented the draft 2024 community event plan to the board; after some discussion of the events, **the Board voted to approve the 2024 event plan.** The Outreach Committee also discussed progress visiting and welcoming new homeowners to the community.
5. Pool – The Pool Committee announced that the work to improve the floors in the pool house will start the week of March 25th and asked for assistance at 10:00 AM on March 23rd in clearing out the pool house. The Committee also reported that the recently purchased AED arrived. The Board discussed the status of the Spring punch list expected from NV Pools as well as the impact of potential minimum wage increases. **Finally, the Board voted to authorize up to \$180.00 to purchase as additional picnic table.**
6. Finance – The Finance Committee reported a quiet month and that the community’s financials remain strong with no concerns.

F. New Business

1. Annual Meeting Agenda – The Board briefly reviewed and approved the proposed agenda for the annual meeting occurring on April 18, 2024, at 7:00 PM.
2. Annual Meeting Slides – The Board briefly reviewed the draft slides for the upcoming annual meeting.

G. Old Business

1. Pool Cameras – The Board reviewed options for the replacement of the existing camera system as well as quotes received to install replacement systems. **The Board voted to authorize the reserve expense of up to \$6,500 for the purchase and installation of security cameras.**

H. Management Report – The Board discussed one homeowner’s request to include draft agendas in communications announcing upcoming meetings. The Board agreed to do so moving forward. The Board briefly discussed Fairfax County requirements for shoveling sidewalks in the event of a snowstorm highlighting that Fairfax County policy states that residents are not legally required to clear sidewalks.

I. Highlights For Communication – The Board identified topics for the monthly communication including the spring community cleanup, the spring block party and the upcoming annual meeting.

J. Adjourn – (8:10 PM)

Submitted by Chris Bollerer

Homeowners in attendance:

- Jimmy Gavin