

**Kingstream Community Council
Minutes of the June 20, 2024 Meeting**

| Attendance | |
|---|---------|
| Board Members | Present |
| Steve Fast, President | Yes |
| Ken Neumann, Vice President | No |
| Chris Bollerer, Secretary | Yes |
| Larry Kaplan, Treasurer | Yes |
| Mike Wei, Architecture Committee | Yes |
| Stephanie Palmer, Communications Committee | No |
| Peter Mech, Landscape Committee | Yes |
| Jeff Albanus, At Large | Yes |
| Sharon Kessler, Outreach Committee | No |
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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 as written.

C. Homeowner Open Forum

One homeowner asked when the tennis courts were last resurfaced and thanked the Board for including markings for pickleball when the resurfacing was done.

D. Review/Approval of Meeting Minutes

The May meeting minutes were approved as written.

E. Committee Reports

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

| Request | Address |
|------------------------------------|-------------------------|
| Replace Deck Boards and Railing | xxxx Eddyspark Dr |
| Paint Front Door to Match Shutters | xxxx Kingstream Cir |
| Siding and Gutter Replacement | xxxx Parkstream Terrace |
| Stone Walkway & Stoop | xxxx Kingstream Cir |

2. Landscape – The Landscape Committee reported that the grounds maintenance contract was sent to Frank’s Lawncare for review and pricing; the Committee is expecting feedback within the next few weeks. In addition, the Committee reported that the mulch at the Eddyspark tot lot was installed, and retention pond work conducted by Fairfax County is winding down.
3. Communications – There were no updates from the Communications Committee.
4. Outreach – There were no updates from the Outreach Committee.
5. Pool – The Pool Committee reminded the Board that the annual donation to the Kahunas swim team was approved by the Board in May under the condition that the swim team met their obligations; the team has done so and the Committee recommended payment. One Board member brought up a concern that the hours posted on signage at the pool did not match the actual pool hours; the Board discussed that and other signs that need to be updated or replaced.
6. Finance – The Finance Committee noted that the monthly financials are good. The Board discussed the potential schedule for the upcoming annual audit expected to begin in late fall.

F. New Business

1. Traffic Calming Committee Appointment and Charter – The Board reviewed the proposed committee charter and discussed the makeup and expectations of the committee as well as the need for additional volunteers. **The Board voted to approve the charter along with initial members including Beth Bollerer, Jim Roewer, and Josh Wixom with Sharon Kessler as the Board liaison to the Committee.**

G. Old Business

1. Pool Camera Update – A brief update regarding the new pool camera system was provided. The system is fully operational however the Board discussed purchasing an additional hard drive for the system to increase the camera system’s storage capacity.

H. Management Report – The Kingstream Property Manager summarized a recently taken class focused on new Homeowners Association Rules and reviewed the potential impacts of the recently implemented Corporate Transparency Act.

I. Highlights For Communication – The Board discussed topics for homeowner communications including the Fourth of July kids’ parade, the adult pool party on the July 6th, and a reminder to homeowners to avoid disposing of grass cuttings and other debris in streams.

J. Closed Session – (7:34 PM)

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

K. Open Session – (7:39 PM)

The Board briefly discussed several landscaping topics.

L. Adjourn – (7:43 PM)

Homeowners in attendance:

- Jim Roewer
- Josh Wixom
- Jessica Younkman

Submitted by Chris Bollerer