

**Kingstream Community Council
Minutes of the January 15, 2026 Meeting**

Attendance	
Board Members	Present
Steve Fast, President	Yes
Ken Neumann, Vice President	Yes
Chris Bollerer, Secretary	Yes
Larry Kaplan, Treasurer, Pool Committee	Yes
Mike Wei, Architecture Committee	Yes
Stephanie Palmer, Communications Committee	Yes
Peter Mech, Landscape Committee	Yes
Jim Roewer, Traffic Calming 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 7:00 P.M.

B. Approval of Agenda

The agenda was approved.

C. Homeowner Open Forum

No homeowners were present.

D. Review/Approval of Meeting Minutes

The November meeting minutes were approved as written.

E. Committee Reports

1. Traffic Calming – The Committee reported that it spoke with Dranesville District Supervisor Jimmy Bierman’s office to discuss potential next steps for the community’s traffic calming efforts. The Committee also discussed efforts to schedule a Traffic Calming Committee meeting.
2. ARC – The ARC committee reviewed recently approved requests:

Request	Address
Deck replacement	xxxx Meadow Chase Dr
Roof	xxxxx Sugarland Valley Dr
Roof	xxxxx Woodvale Court
Deck and Covered Porch	xxxx Kingsvale Cir

Egress Windows	xxxxx Eddyspark Dr
Fence	xxxxx Eddyspark Dr

3. Landscape – The Landscape Committee reported that landscape activities were minimal during the last two months. The Committee noted that Frank’s Lawn Care completed their final trim in November and the Board briefly discussed the schedule for landscape work during the winter. The Committee also noted that some cracks have appeared on the newly repaired tennis court; the Committee contacted the vendor who performed the recent court rehabilitation work - Tennis Court Inc. - and will be meeting with them later in January to develop a plan to address the cracking. Finally, the Committee noted that playground mulching will coincide with the spring cleanup and will seek volunteers to assist.
4. Communications – The Communications Committee had no substantive updates to report.
5. Outreach – The Outreach Committee had no substantive updates to report.
6. Pool – The Committee discussed recently received quotes for additional pool furniture, the volume of which was determined based on the storage space available in the pool house. Due to the fact that the cost for additional furniture is substantial, the Committee recommended tabling the discussion and reviewing other potential options such as the purchase of additional picnic tables.
7. Finance - Finance Committee reviewed 2025 financials.

F. New Business

1. Reserve Investments – The Board discussed the total balance in the community’s cash account noting that moving that balance to the community’s money market account would earn better interest. **The Board made a motion to move \$34,695 from the community’s cash account into the community money market account; the Board voted to approve.**
2. Planning for Annual Meeting – The Board reviewed the presentation for the annual meeting occurring in April and made minor changes.
3. Planning for Special Meeting – The Board reviewed outcomes of the Finance Committee meeting that took place on January 8th and discussed the strategy for a potential dues increase and how to present the proposed increase to the community.
4. New Pool Furniture – See above. The topic was addressed in the Pool Committee update.

G. Old Business

1. 2026 Budget – The Board briefly discussed small revisions to the previously approved budget. **The Board made a motion to approve a revision to the budget, changing the reserve contribution from \$53,510 to \$25,139.25. The Board voted to approve.**

H. Management Report – The Property Manager briefly noted recent discussions with insurance companies the purpose of which were to negotiate better coverage rates, and noted that additional follow up and information will be provided at a future Board meeting.

I. Closed Session – 8:53

The Board briefly entered closed session to recent homeowner concerns.

J. Open Session – 8:55

K. Highlights For Communication – Highlights for communication noted during the meeting included a call for Board volunteers and snow removal.

L. Adjourn (9:02 PM)

Homeowners in attendance:

None

Submitted by Chris Bollerer