

**Kingstream Community Council
Minutes of the April 16, 2026 Special Meeting**

Attendance	
Board Members	Present
Steve Fast, President	Yes
Ken Neumann, Vice President	Yes
Chris Bollerer, Secretary	Yes
Mike Wei, Architecture Committee	Yes
Stephanie Palmer, Communications Committee	Yes
Peter Mech, Landscape Committee	Yes
Jim Roewer, Traffic Calming Committee	Yes
Ian Slimon, 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 8:20 P.M.

B. Establish Quorum

Ms. Cornaire noted that there were insufficient proxies for a quorum. There were 16 homeowners in attendance – including Board members – and 129 absentee ballots received.

Note – the Kingstream Community Council bylaws require the participation of 233 homeowners to reach quorum requirements. Failure to reach quorum requires the Board to adjourn then reopen the meeting after a 15-minute period, after which the number of homeowners needed for quorum is reduced.

C. Adjournment

The meeting was adjourned at 8:20 PM.

D. Call to Order

The meeting was called to order at 8:35 PM. Per Kingstream Community Council bylaws, representation from 117 homeowners was required for a quorum; quorum was reached.

E. Annual Meeting Presentation and Year in Review

The Board briefed the community on the current state of the community's finances and challenges maintaining the appropriate amount to fund the operating budget and the reserve study, making a

formal recommendation that the community's annual assessment be raised by \$60, from \$510 to \$570.

F. Homeowner Questions and Answers

Several homeowners asked questions or voiced comments focused on KCC financial practices, expenses and the reserve study.

G. Voting

The election results were tabulated by inspectors.

H. Announcement of Results

The results were announced; of the 142 votes received, 34 voted against the assessment increase and 108 voted in favor. The measure passed with 76% approval.

I. Adjournment

The meeting was adjourned at 9:00 PM.

Submitted by Chris Bollerer