

**Kingstream Community Council  
Minutes of the June 19, 2025 Meeting**

Attendance	
Board Members	Present
Steve Fast, President	Yes
Ken Neumann, Vice President	No
Chris Bollerer, Secretary	Yes
Larry Kaplan, Treasurer, Pool Committee	Yes
Mike Wei, Architecture Committee	Yes
Stephanie Palmer, Communications Committee	No
Peter Mech, Landscape Committee	Yes
Jim Roewer, Traffic Calming Committee	No
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**

One homeowner was present. No topics were introduced for discussion.

**D. Review/Approval of Meeting Minutes**

The May meeting minutes were approved as written.

**E. Committee Reports**

1. Traffic Calming – The Board reviewed an update from the Traffic Calming Committee which provided an overview of progress made to date. In summary, the Committee has obtained approval for speed humps from all community members whose property abuts the speed humps' proposed locations. The next step is for the District Supervisor's office to determine the overall implementation plan. A virtual community-wide meeting will be held on August 7, 2025, at 6:30 PM; communications about the meeting will be sent to the community in advance. The Board then briefly walked through overall next steps including community voting.
2. ARC – The ARC committee reviewed one recently approved request:

Request	Address
Paint mailbox and post	Xxxx Kingstream Circle

3. Landscape – The Landscape Committee noted that the large pine tree adjacent to the pool has been removed and also noted a newly fallen tree requiring removal. The Committee also mentioned impacts to mulch in various areas from recent storms.
4. Communications – The Communications Committee had no substantive updates to report.
5. Outreach – The Board noted that it had received a volunteer from the community to help plan events. The Board briefly reviewed the scheduled summer events.
6. Pool – The Pool Committee noted that the opening day cookout was successful with large turnout throughout the Memorial Day weekend. The Committee also noted that NV Pools appears to be doing a good job with lifeguarding and maintenance. The Committee reviewed two recently incurred maintenance costs – the replacement of a chemical feeder for the wading pool (\$784.74) and labor for a delivery of muriatic acid (\$118.00). **The Board made a motion to approve the total cost of \$902.74; the Board voted to approve.**
7. Finance – The Finance Committee reported no issues with the budget and monthly financials, and briefly discussed the status of both the ongoing audit and the upcoming 2024 audit.

#### **F. New Business**

1. Pool Slide – The Board discussed the status of the pool slide which is currently broken and options for replacement or repair.
2. Pool Management Contract – The Board briefly discussed the expiration of the current pool management contract with NV Pools and next steps for refining requirements and receiving proposals while working with the current vendor to develop a new contract.
3. Basketball Court Caulk – The Board noted that while the basketball court was being power washed, it was determined that there were issues with drainage. The Board expects to receive an estimate for repair ahead of the July meeting and will determine the path forward at that time.
4. Swim Team Donation – The Board noted that the Kahunas swim team has met all requirements for the swim season. **The Board made a motion to approve the annual \$2,000 donation to the swim team; the Board voted to approve.**

#### **G. Old Business**

1. Camera Policy – The Board briefly reviewed the newly-developed security camera monitoring policy, noting that legal advice had been sought and incorporated. **A motion was made to**

**formally approve; the Board voted to approve and noted that the policy will be posted to the website.**

**H. Management Report** – The Property Manager noted that the pool appears to be effectively managed and commented on the recently performed community-wide inspections, noting that approximately 60 letters were sent to residents as a result. The Property Manager also noted that the reserve study was beginning on June 24, 2025. Finally, it was noted that the pool backflow meter passed inspection.

**I. Highlights For Communication** – The Board discussed topics for inclusion in the forthcoming homeowner communication including the adoption of the security camera policy, upcoming swim meets and pool closure schedule, and the change in pool hours given the end of the school year.

**J. Closed Session**

The Board briefly discussed a homeowner complaint.

**K. Open Session**

The Board reentered the open session and closed the meeting.

**J. Adjourn (7:47 PM)**

**Homeowners in attendance:**

Lloyd Davis

Submitted by Chris Bollerer