

**Kingstream Community Council
Minutes of the November 21, 2024 Meeting**

Attendance	
Board Members	Present
Steve Fast, President	Yes
Ken Neumann, 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
Sharon Kessler, Outreach 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 7:02 P.M.

B. Approval of Agenda

The agenda was approved.

C. Homeowner Open Forum

Two homeowners were present, and no topics were discussed during the open forum.

D. Review/Approval of Meeting Minutes

The October meeting minutes were approved as written.

E. Committee Reports

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

Request	Address
Storm Door	xxxx Meadowstream Court
Portico Columns	xxxx Meadow Chase Drive
Roof	xxxx Kingstream Circle
Roof	xxxx Kingstream Circle
Roof	xxxx Kingstream Circle
Screened Porch	xxxx Kingstream Circle

2. Landscape – The Landscape Committee discussed Frank’s Lawn Care leaf removal schedule and noted that Frank’s recently sprayed crepe myrtles for fungus. The Committee also discussed retention pond maintenance being conducted by Fairfax County. The Committee reported that it is in the process of getting quotes from various companies for the resurfacing of tennis and basketball courts. Finally, the Committee noted that pre-emergent was spread at the tot lot to control weeds.
3. Communications – The Communications Committee had no substantive updates to report.
4. Outreach – The Outreach Committee gave a brief update, reporting that the community’s next event is the holiday decorating contest for which it will collect nominations.
5. Pool – The Pool Committee reported that NV Pools replaced broken pool cover anchors, as approved in the previous Board meeting. The Committee also noted that the light sensor in the pool house was replaced as were pipe hangers in the pump room. The pool parking lot has been locked to prevent parking, particularly by high school students during the school day, and the Committee continues to develop lifeguard expectations for the 2025 season.
6. Finance – The Finance Committee reported that the monthly financials were tracking to budget and that the 2023 audit has started. In addition, the Board reviewed the 2025 budget, in addition to the 2024 reserve expenses and the reserve outlook for 2025. **A motion was made to transfer \$5,425.87 from the reserves to the operating account; the Board voted to approve the motion. A motion was made to transfer \$48,000 to reserves from the operating account; the Board voted to approve this motion.**
7. Traffic Calming – The Committee thanked the Board for sending the formal letter requesting a traffic study to Dranesville District Supervisor Jimmy Bierman. The Committee also reported that it met with the Fairfax County Police officer in charge of local traffic enforcement; the Committee reported a pleasant meeting during which the officer expressed an awareness of the issues facing the community. The Committee summarized the meeting to include potential methods to slow traffic, and the Board discussed the impact of the Fairfax County Connector bus on neighborhood traffic.

F. New Business

1. Reston Tree Quote – The Board reviewed a quote from Reston Tree for \$2,400.00 for the removal of several trees. **Motion was made to approve the \$2,400.00 quote; the Board approved the motion.**

G. Old Business

1. FinCEN Filing Status – The Kingstream Property Manager confirmed that Rees Broome is in the process of filing the necessary FinCEN information on behalf of all Board members.

2. Updated Pool Event Forms – The Board reviewed the two revised pool event forms (one for events during pool hours, and a second form for events before or after normal pool hours) and discussed proposed changes. **The Board voted to approve both forms.**

H. Highlights For Communication – The Board discussed topics for homeowner communications including holiday decorating contest.

I. Adjourn (8:15 PM)

Homeowners in attendance:

Beth Bollerer

Jim Roewer

Submitted by Chris Bollerer