

**Kingstream Community Council  
Minutes of the February 19, 2015 Meeting**

*Public Version - Excluding Minutes of a Closed Session*

<b>Attendance</b>	
<b>Board Members</b>	<b>Present</b>
Tim Fouche, President	No
Frank Shaffer, Vice President	Yes
Jim Talbert, Secretary	Yes
Morna Ikeda, Treasurer	No
Tyrone Yee, Activities Committee	Yes
Jeff Albanus, ARC Committee	Yes
Jared Spigner, Landscape Committee	No
Tony DeMattia, Pool Committee	Yes
Kate Keifer, Communication and Welcoming Committees	Yes
Lisa Cornaire, Management	Yes

**A. Call to Order**

The meeting was called to order at 7:02 p.m.

**B. Approval of Agenda**

Members decided to add the topic of the proposed declaration amendment under new business. A motion to approve the amended agenda was made, seconded and all members approved.

**C. Homeowners Open Forum**

Two homeowners were present; Matthew Fronczak, a Kingstream resident and member of a local Boy Scout Troop and his troop advisor. Matthew addressed the Board regarding his Eagle Scout project. He would like to do a project to benefit our community and requested ideas and suggestions on what we could use. We discussed several ideas including constructing a drainage culvert along the trail near the pumping station, adding sign posts along the trail, improvements to the Eddyspark playground, and running electric cables to the tennis court to power a new entry system (similar to the new pool system). No decisions were made and further discussions were proposed.

**D. Review and Approval of the Minutes of the Previous Monthly Meetings**

A motion to approve the minutes of the previous monthly meeting was made, seconded, and all members approved.

## **E. Old Business**

There was no old business.

## **F. New Business**

- a. Lisa reported that the Herndon High School lecture hall was not available for the April annual meeting. She has reserved the Hiddenbrook clubhouse instead.
- b. The Board held a lengthy discussion on the upcoming annual meeting. This included a discussion on the status of the proposed declaration amendment that would enable future boards to better manage and adjust homeowners dues in a more conservative and controlled way. The current Board feels that previous Boards were reluctant to raise dues until a large increase was necessary. We foresee the need to raise dues but feel that homeowners would prefer a more gradual and conservative approach. The proposed amendment would enable the Board to do just that, and includes a limit to the amount of increase. Currently, there is no limit to the amount of dues increase that boards can request. Under the proposal, the dues increase for next year would be capped at \$5.00. The Board agreed that dues should be raised in 2016. Also discussed, were options for future dues increases, the need for homeowners to vote on the declaration amendment, and ways to present this issue at the annual meeting. The Board drafted language to add to the annual meeting announcement mailing. Lisa will continue work on the draft and send it to Board for approval later this week so she can mail it out to all homeowners next week.
- c. The current terms for Board Members Jared, Tony, and Jim will expire this year. Tony is running for reelection. Lisa has received four nominations and candidate statements for the three open positions. The election will be held at the annual meeting in April. Nominations will also be taken from the floor.

## **G. Management Report**

Lisa reported on a recent conversation with our attorney regarding fees. The attorney agreed with our request to waive certain fees and reduced our overall bill.

## **H. Treasurer Report**

Morna was absent. Lisa reported on her behalf and discussed the filing of annual taxes.

## **I. Committee Reports**

- a. Landscaping. Nothing to report.
- b. Activities/Social. Kate reported that over 50 people have registered for the chili cook-off scheduled for February 28, 2015.
- c. Pool. No issues reported.
- d. Communications. Kate reported on the progress of various initiatives.
- e. Welcoming. Nothing to report.
- f. ARC. Jeff presented several proposed changes to the ARC guidelines. Some minor changes were discussed and made. The amended guidelines will be posted to our website

[www.kccherndon.org](http://www.kccherndon.org) by the end of April. The Board also discussed commercial vehicle parking in the community.

**J. Closed Session**

The Board went into Closed Session to discuss specific financial issues.

**K. Adjourn**

A motion was made, seconded and approved to adjourn the meeting at 8:57 p.m. The next meeting will be at 7:00 PM on Thursday, March 19, 2015 at the Herndon United Methodist Church, 700 Bennett Street.

Submitted by Jim Talbert, Secretary