

**Kingstream Community Council
Minutes of the September 17, 2015 Meeting**

Attendance	
Board Members	Present
Tim Fouche, President	No
Frank Shaffer, Vice President	No
Tyrone Yee, Secretary	Yes
Morna Ikeda, Co-Treasurer	No
Kate Keifer, Activities Committee	Yes
Jeff Albanus, ARC Committee	No
Tony DeMattia, Landscaping Committee	Yes
Steve Fast, Pool Committee	Yes
Paul Williams, Co-Treasurer and Welcoming Committee	Yes
Lisa Cornaire, Management	Yes

A. Call to Order

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

B. Approval of Agenda

A motion to amend the agenda to include ratification of the Eddyspark brush removal contract was made, seconded and all members approved.

C. Homeowners Open Forum

Three homeowners attended the meeting; Al Chester, Diana Fields and Chuck Paulson. There was discussion about the September 2, 2015 Board decision to ban access to the pool for 2016 for all members of the Kingstream family who sponsored the pool vandals as their guest. Pool regulation number 21 states that all Kingstream homeowners are responsible for the actions of their guests. The Board appreciated the interchange, and will enforce the ban. A letter has been sent to the Kingstream family to notify them of the Board decision.

D. Review and Approval of the Minutes of the Previous Monthly Meeting

A motion was made to approve the July 16 and the September 2 Meeting minutes, and all voted to approve.

E. NV Pools

John Donovan from NV Pools, the manager of the pool life guards, attended the meeting. There was discussion about the vandalism incident at the pool on August 11, 2015, which resulted in NV Pools termination of the pool manager. John Donovan also discussed the difficulty managing lifeguards, many who are young adults working their first paid jobs. Still, it is unusual to have 2 of the 4 person life guard team assigned to Kingstream being terminated during the pool season. NV Pools apologized for the difficult lifeguard situation during the past year, and committed to a more thorough screening of lifeguard candidates for the 2016 season.

The Board gave NV Pools positive feedback on their professional approach to maintenance of the pool physical assets. There was a discussion of potential improvements to managing the lifeguards for 2016; using a guest sign-in register, providing NV Pools access to the Kingstream video security system, ban on lifeguards use of personal phones on the pool deck, and increasing Board member visibility at the pool.

F. Old Business

1. Reserve Study

In preparation for the reserve study, Morna completed development of a spreadsheet listing all of Kingstream's assets. For every asset, the list identifies the acquisition date, historical cost, estimated remaining life expectancy and current replacement cost. The Board reviewed the asset list and made several minor adjustments to remove the pool basketball hoop and lifeguard stand umbrella.

Lisa reported that Reserve Advisors will commence the reserve study on October 6, and the amended asset list will be sent to Reserve Advisors to help them prepare for the reserve study.

2. Eddyspark Tot Lot

During the July meeting, the Board asked Lisa to obtain a quote from Reston Tree to remove overgrown brush at Eddyspark Tot Lot. The proposal was reviewed and approved by the Board via e-mail. A motion was made to formally approve the \$575 quote for brush removal, and all members approved.

G. New Business

1. Pool House Vandalism Repairs

The Board reviewed the status of the work to repair vandalism to the pool house. Permanent Medco locks have been installed for approximately \$768. New exterior LED light fixtures have been ordered and need to be installed, approximately \$250. The Board reviewed various options to fix the spray painted siding and soffits, and agreed the most cost effective solution was to paint the damaged areas. The Board reviewed a \$450 quote to paint the siding and soffits, and all members approved. The 5 damaged security video cameras cannot be replaced due to technology compatibility issues, and it is more cost efficient to install a new video security system. Lisa will obtain quotes, which is estimated to cost approximately \$1,500.

After all repairs are completed, the Board will request financial compensation from the two individuals who confessed to the vandalism.

2. Pool House Interior Painting

The Board reviewed a \$2,300 quote to paint the interior walls and ceilings of the pool house, and all members approved. A 2% portion of the painting cost, \$46 will be allocated to the repair of the pool house vandalism. Lisa noted there was significant wear and tear to the walls in the women's bathroom leading to the pool, most probably due to stroller traffic. The Board asked Lisa to obtain quotes to install acrylic wall shields to protect the walls.

H. Management Report

1. Spring Inspection Follow-up

Lisa mentioned that most of the violations from the spring inspection have been addressed by homeowners, with only 3 violations outstanding. Five new violation notices have been recently issued for low hanging and overgrown tree branches obstructing sidewalks.

2. Trash Containers

The trash containers at the basketball court and the Kingstream Circle Tot Lot are damaged and require replacement. Lisa will contact AAA Trash and Recycling.

I. Treasurer Report

An old Sun Trust savings account was closed and the funds transferred to a PNC account. The budget for 2016 is being developed, and will be reviewed at the October meeting. The 2014 Audit is being finalized, and should be ready for Board review during the 4th quarter.

J. Committee Reports

1. ARC. No new report.

2. Activities/Social.

Costs for the Labor Day Pool BBQ were approximately \$200.

3. Landscape. No new report.

4. Communication.

Kate mentioned that a new web site host is expected before year end so that it can be used for collection of 2016 homeowner dues.

5. Welcoming. No new report.

6. Pool.

Pool closing tasks are in progress, with water draining nearly finished, and pool cover installation and pump removal scheduled before the end of September.

K. Closed Session

Moved to Closed Session 8:45. Board discussed the status of several overdue homeowner accounts.

Motion made to move out of Closed Session 8:50.

K. Adjourn

A motion was made, seconded and approved to adjourn the meeting at 8:51 p.m. The next meeting will be at 7:00 PM on Thursday, October 15, 2015 at the Herndon United Methodist Church, 700 Bennett Street.

Submitted by Tyrone Yee, Secretary