

January Monthly Meeting
Herndon United Methodist Church, Room 110

19 January 2012

Board Attendees – Tim, Jeff, Frank, Morna, Mark, Al

Meeting called to order by Tim @ 7:07PM, Mark seconds the motion.

1532 Kingstream Circle – light fixture complaint

- The Board heard the complaint regarding a new outdoor motion-triggered light fixture on this property. ARC review has confirmed that 1) the light is focused outside of the property's perimeter and 2) is a safety issue as it directs light into oncoming traffic on Kingstream Circle. Light is triggered by activity in the neighboring driveway (1530 Kingstream Circle).
- The Board will send a letter to the owners requesting the light be adjusted 7 days from receipt of letter. ARC will review adjusted alignment to confirm it no longer poses a safety hazard.

2011 Audit

- The Board reviewed the proposed terms by the Goldklang Group. While they have served to perform our audit for the last 8 years, their rates have gone up. The Board has elected to send a RFP to other groups in effort to find a less expensive alternative.
- RFPs will be reviewed in the Feb. Monthly Meeting. At that time, an auditor will be selected.

2012 Budget

- The 2012 Budget was approved in the Dec. 2011 Monthly Meeting. While the Board is currently pursuing more competitive bids for large services, the budget will stand.
- The Board anticipates large savings to be realized at the end of the 2012 year.

KCC Bank Updates

- Tim (President), Frank (Vice-President), and Morna (Treasurer) have spent the last month determining how to update the 5 banks at which KCC monies are housed.
- Three banks are nearly updated with current signers (BB&T, M&T, and PNC banks). Acacia update requirements were just received at this meeting from Rod. Wells Fargo is an ongoing effort – requiring assistance from original signers, either Elizabeth Atkinson or Paul Reynolds. As of this meeting, PR has limited assistance to reaching out to EA (for whom the Board has no current phone number).
- Morna and Tim will continue to pursue Acacia and Wells Fargo account updating.

Pool House – fire sprinkler issue

- This project has now been assessed as having a smaller repair footage (no longer requiring work permits, and an overall less expensive replacement). Repair will require de-winterization in order to test full repair.
- While the Fire inspector wants continued effort to repair this system, the current contractor has been slow to return calls to set repair date. Bids for new contractors have been sent out.
- It is expected that the Board will approve a bid for repair at the Feb. Monthly Meeting.

Lawn and Landscape Management Contracts – review of bids

- Meridian Landscaping is the current KCC operator with locked pricing through 2012. Franks Lawn Care and HD's Lawn Maintenance submitted proposals for taking over this service.

- Franks Lawn Care, in addition to a cost savings of ~\$2,500, will also clean up debris alongside trails at every visit. This may cut down on the need for more extensive debris clean-up over the course of the year due to extreme weather events.
- Al motioned to make this change. Mark seconded it.

Property Management Contract

- The Board has solicited bids from three additional property management firms. Bids were reviewed and interviews were conducted in the Fall of 2011.
- The Board has narrowed the decision to two groups including the current Management firm. Selection was based on cost, level of service to be provided, and firm personalization and commitment to the KCC community.
- As all Board members were not in attendance at this meeting, a decision on this issue will be made by the Feb. Monthly Meeting.

Pool Management Contract

- An RFP had been issued for this large service, and three bids were reviewed from Crystal Aquatics (our current contract), US Aquatics and Total Swimming Pool.
- Points assessed were the guarantee for native English speaking lifeguards, cost of the contract, and inclusivity of chemicals for pool maintenance. US Aquatics had the most attractive bid. The submitted proposal will be forwarded to Rees Broome, our legal counsel, to assess wording of the contract.
- Board will likely approve a renegotiated (ie, re-worded) contract in the Feb. Monthly Meeting.

ADA Compliance

- ADA requires publically held events be handicap accessible. New regulations extending from this Americans with Disabilities Act may affect the status of the swim team. In brief, the overall concern is if a private pool (such as ours) is in fact operating as a *public* pool when it holds home swim meets and what responsibilities does the Board hold.
- Rees Broome, KCC council, has reviewed the new regulations and opinioned that in order to be compliant with new regulations, the swim team must no longer be open to swimmers from outside the community and that hosting swim meets places the KCC pool and its facilities subject to the ADA and the new regulations.
- The Board has submitted to the Pool liason a request for strategies by which KCC might be able to maintain both the swim team as well as remain compliant with the new regulations.

Pool Equipment Purchase

- Multiple suppliers were reviewed by Al (pool liason), and ParkNPool Corp. was identified as having quality equipment at extremely competitive pricing.
- The Board reviewed PNP's quote for dining chairs, loung chairs, tables, umbrellas & weights, and replacement strapping.
- The purchase for these equipment was motioned by Al, and seconded by Mark.

Website

- Tim has pursued and helped to develop a new website for the community.
- Domain from the current website has been transferred and the new website is nearly ready for public launch.

Trash Contract

- Currently, trash pickup for tot lots, pool, and basketball courts are serviced by AAA/Republic. Tim has solicited American Disposal as a cheaper alternative to our current contract.

- Rod will follow-up with American to obtain an 'apples for apples' quote, and the Board expects to review this new quote a the Feb. Monthly Meeting.

Morna motioned to close the meeting at 9:30PM. Tim seconded it.

Tim motioned to adjourn at 9:30PM; Morna seconded the motion.