

**Kingstream Community Council  
Minutes of the January 16, 2014 Meeting**

<b>Attendance</b>	
<b>Board Members</b>	<b>Present</b>
Tim Fouche, President	Yes
Frank Shaffer, Vice President	Yes
Jim Talbert, Secretary	Yes
Morna Ikeda, Treasurer	Yes
Tyrone Yee, Activities Committee	No
Jeff Albanus, ARC Committee	No
Jared Spigner, Communication and Landscape Committees	Yes
Tony DeMattia, Pool Committee	Yes
Mark Jensen, 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 approve the agenda was made, seconded and approved.

**C. Homeowner Open Forum**

No homeowners were present.

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

A motion to approve the minutes from the previous monthly meeting was made, seconded and passed.

**E. Old Business**

a. Lisa and Tim updated the Board on the pool clubhouse renovation. They met with the contractor in December 2013 on some details including fixtures, colors, etc. Demolition has begun. Lisa will meet with a Home Depot representative on Monday regarding the counter/desk for lifeguards at the entrance. Options for replacing the rusted front door and doors to the locker rooms were discussed. Regarding the front doors to the locker rooms, since they are almost always propped open, it is more practical and less expensive to remove these doors permanently and frame the opening with composite materials that will not rust. It was decided to replace the front door with composite materials instead of steel. This will eliminate the rust problem and cost less. Style options that include windows will be investigated. The construction schedule calls for the floor to be installed in March. The job will be complete before the pool opens this summer.

**F. New Business**

a. The Board discussed what to include in the dues notice mailing to be sent near the end of February. We reviewed Lisa's draft letter. Information about the annual meeting will be highlighted. This includes information about Board members whose terms are ending. They

include Morna, Mark, and Tyrone. Morna will run for reelection, Mark has decided not to run, Tyrone was not present, and his intention is unknown. Reminders about some community rules were suggested. The concept of adding a survey to the letter was discussed. The survey's intent is to explore homeowners' opinions about some major projects such as renovation or construction of an expanded clubhouse. It was decided to conduct the survey on-line versus via the dues notice. Also, more specific information should be used in the survey questions.

- b. It was reported that there has been a personnel change with our liaison to the Police Department. Tim proposed we meet to discuss community crime issues.

#### **G. Management Report**

Lisa reported that two delinquent accounts have been paid in the amount of \$5,400. Also, Fairfax County Board of Supervisors member John Foust contacted her and would like to attend our annual meeting. She has also been requested to finalize the summer event schedule soon.

#### **H. Treasurer Report**

- a. Morna reported on all accounts.
- b. As the Board directed in November, \$40,000 has been moved to the reserve account for the 2013 annual contribution. This enables us to maintain the reserve account at our goal of 90 to 100% funded. Current projections indicate that we should also be able to maintain this level into 2014.
- c. Morna continues to work on updating all accounts with the authorized signatures of all appropriate Board members. This includes the President, Vice President, Treasurer, and Secretary positions.

#### **I. Committee Reports**

- a. ARC. Lisa reported that the home on Sugarland Valley Drive with the unmaintained lawn, has been sold. Lisa spoke to the buyer who promised to handle the issue.
- b. Activities/Social Committee. No report.
- c. Landscape Committee. A dead tree near the pool was reported.
- d. Welcoming Committee. Mark reported that all new neighbors have been given a welcome package. He reported that he received a "thank you" note from a new resident he welcomed in November.
- e. Pool Committee. See separate report below.

#### **J. Status of Swim Team Contract**

Tim reported that he and Tony had a meeting in December with Leslie Jeffries and Beth Boller who represented the Kingstream Kahunas Swim Team. Tim and Tony presented the Board's wishes for the summer 2014 season and the conditions for their use of the community's pool. A productive discussion followed resulting in mutual agreement on the terms. Leslie and Beth accepted the terms verbally, but did not sign the agreement. They wanted to review it further and promised to follow up on it. Tim advised them to make any desired changes and return the agreement for our action. They were notified of the December deadline. There was no action by the Team until yesterday, January 15,

when Leslie called Tony to check on the status between the Team and the Board. Tony requested the signed agreement. Leslie refused to sign any agreement.

In order to provide historical background, the below information is from the KCC Board meeting on May 16, 2013:

Regarding the contract or agreement proposed by the Board, the Swim Team refused to sign it. The matter was discussed and resulted in a motion to table the agreement. The motion was “An agreement between the Board and the Swim Team will not be required for this season (summer 2013), but will be required for next season.” “Immediately at the end of this season (September 2013), the Board and the Team will develop an agreement for next year (summer 2014), which must be signed by both parties by the December 2013 Board meeting.” The motion was seconded and passed.

The Board feels it has acted in good faith throughout this lengthy negotiation in trying to reach an agreement that protects both the Kingstream Community Council and the Kingstream Kahunas Swim Team. The Board has devoted a great deal of time and effort on this matter and wishes to conclude it rather than continuing with a protracted negotiation. It appears to us that the Swim Team has no intention of ever signing any agreement. We view the agreement as beneficial to both parties and absolutely necessary for efficient operations that address the needs of *all* community members – not just the Swim Team. The following motion was made, seconded and approved. “If no signed operating agreement is received from the Kingstream Kahunas Swim Team by January 31, 2014 the rights and privileges for the Swim Team to use the community’s pool will be revoked for the 2014 summer season.”

Tony cast the sole dissenting vote on the motion and will contact the Swim Team again in the hope of obtaining a signed agreement. Frank suggested we deal with the Team’s Board of Directors rather than just the current representatives. Tony is optimistic that an agreement can be reached and will follow up.

**K. Adjourn**

A motion was made, seconded and approved to adjourn the meeting at 8:19 p.m.

Submitted by Jim Talbert, Secretary