

**Kingstream Community Council
Minutes of the October 18, 2012 Meeting**

Attendance		
Board Members	Position	Present
Tim Fouche	President	Yes
Frank Shaffer	Vice President	Yes
Jim Talbert	Secretary	Yes
Morna Ikeda	Treasurer	Yes
Tyrone Yee	Activities Committee	Yes
Jeff Albanus	ARC Committee	Yes
Jared Spigner	Communication and Landscape Committees	No
Tony DeMattia	Pool Committee	Yes
Mark Jensen	Welcoming Committee	Yes
Lisa Cornaire	Management	Yes

A. Call to Order

The meeting was called to order by President Tim Fouche at 7:07 p.m.

B. Approval of Agenda

A motion to approve the agenda was made, seconded and approved.

C. Homeowners Open Forum

No homeowners were present.

D. Review / Approval of September 2012 Meeting Minutes

A motion to approve the meeting minutes from September 20, 2012 was made, seconded and approved.

E. Old Business

Homeowners Dues Assessments

The Board discussed ideas for establishing a formula or policy to set the annual homeowners assessment that would be reasonable, justifiable and would keep pace with the current and future economic situation.

We currently have about 41% of the Reserve Fund target amount, and since expenses were cut, we should be able to place a large amount into the fund this year. Tyrone suggested setting a goal of reaching and maintaining at least 80% of the Reserve Fund, similar to the policy of some pension funds. Reserve Fund expenses are projected at \$20,000 to \$30,000 each year for the next 3 years, but some expenses could be deferred longer.

Due to historically low attendance and participation at homeowners meetings, a desired feature is the ability for the Board to change dues without multiple meetings.

The following suggestion by Frank was discussed. "The Kingstream HOA board will have the authority to raise HOA dues by a majority vote of the members of the Board. The raise will be tied to the previous Cost of Living Increase (COLA) as calculated by the Social Security Administration. This increase is not to exceed a 5% increase regardless of the COLA calculated. This process will replace the prior process that was uncapped and required a majority of homeowners to approve. This process does not eliminate the special assessment process also included in the by-laws.

The Social Security Act specifies a formula for determining each COLA. According to the formula, COLAs are based on increases in the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). CPI-Ws are calculated on a monthly basis by the Bureau of Labor Statistics."

The concept was favorably received and a motion was made and approved to have our lawyer draft a resolution using Frank's proposal. This will be reviewed further at a future meeting.

F. New Business

- a. A proposed renovation to Herndon High School was discussed as an item that could impact our community. There is some controversy in the County over a study and formulas used by the Fairfax County School Board to determine which schools get renovated. The KCC Board encourages homeowners to get informed and participate in the process. Jeff will draft a notice for Lisa to put on our website.
- b. Legal fees were discussed. The Board has recently waived some homeowner's legal fees with regard to late payments of dues. These expenses are mounting and the Board feels more restraint and discretion should be exercised before we consider waiving additional fees. It was agreed that we should try to reduce our legal expenses by not having **all** contracts reviewed.
- c. The idea of having the option to pay homeowners dues via Paypal on-line payments was raised. Paypal charges a fee of 2.75% of the payment amount. A motion was made and approved to offer this option to homeowners, with an added processing charge of 3%.
- d. The Board began to review proposals for pool service for next year. We will continue to solicit bids and will attend a meeting of the Hiddenbrook neighborhood to interview prospective bidders. Lisa will notify the Board of the meeting date in November. Lisa requested we review bids and submit questions for the interviews.
- e. Our lawyers have advised that we should not allow any easement "opt in or opt out". Such action could jeopardize our private status and require us to make expensive modifications as required under the Americans with Disabilities Act (ADA).
- f. The former practice of issuing free guest pool passes was reviewed and discussed. A motion was made to give each homeowner five free guest pool passes. The motion was defeated and it was decided to maintain the current policy.
- g. The Board revisited the idea of installing barbeque grills at the pool area. The total cost is estimated at \$1,200. Lisa reported that we would be covered for liability under our insurance policy. The Board agreed to place this on the next budget.

G. Management Report

- a. The pool motor has been stored for the winter.
- b. There are seven delinquent payments pending. We collected \$1,500 in payments last month.
- c. The sprinkler system in the pool house will be serviced (winterized) next week.
- d. The fence at the basketball court on Kingstream Circle has been bent by people sitting and leaning on it. Lisa got a bid of \$1,250 to reinforce it. The Board decided not to repair it at this point. We will wait until it needs a total replacement and then replace it with a stronger and higher (six feet tall) fence.

H. Treasures Report

Morna has done some research into Investment Policy Statements (IPS) as mentioned at the September meeting, and will be submitting a proposal at the next meeting. Funds have been moved from the operating budget to the Reserve Fund. The question was raised whether our money market funds are protected by the Federal Deposit Insurance Corporation. Morna will check.

I. Committee Reports

- a. Pool Committee. Tony will do a final inspection of the pool. It was decided not to lock the parking lot fence until cold weather sets in to allow kids to skateboard in the area.
- b. ARC Committee. The issue of adjusting ARC rules pertaining to fences around pipestem lots was discussed. Frank will draft proposed changes for Jeff and the ARC Committee's consideration.
- c. Landscaping Committee. Some street signs are not properly aligned to the streets. Lisa will check on this. Correction Orders were discussed for violations including mulch bags improperly stored, trash accumulation, poorly maintained paint, trim and fences.
- d. The Welcoming Committee has been buying bread for new homeowners and has almost depleted their funds. They will need budget funds soon.

J. Adjourn

A motion was made, seconded and approved to adjourn the meeting at 9:00 p.m.

Submitted by Jim Talbert, Secretary