

**Kingstream Community Council  
Minutes of the November 15, 2012 Meeting**

**Attendance**

<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	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 7:03 p.m.

**B. Approval of Agenda**

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

**C. Homeowners Open Forum**

One homeowner was present with business for Lisa, but no Board action was necessary.

**D. Review / Approval of October 2012 Meeting Minutes**

One correction was necessary. Under item E. Old Business, Homeowners Dues Assessments, second paragraph; the minutes stated that “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.” Morna now reports that figure is incorrect. She is recalculating and the percentage will be higher. The amended minutes should read, “Since expenses were cut, we should be able to place a large amount into the fund this year.”

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

**E. Old Business**

The Board discussed the next steps for revising the declaration regarding the annual homeowners dues. The Board reviewed the draft “Proposed Amendments to the Declaration” (Attachment 1) The Board decided to adopt the first paragraph (beginning at Section 3.) and delete the second paragraph.

The next step will be to draft a letter to homeowners explaining the revised policy and soliciting their approval. Frank will draft a letter and Jim will assist. The Board then discussed voting options.

## **F. New Business**

Changes to the ARC guidelines for fences were discussed. Frank presented a proposal that would primarily effect fences around homes on pipestem lots. Jeff will survey the neighborhood to determine exactly which homes would be impacted before a decision is made.

## **G. Management Report**

Lisa has completed the fall inspection and found no major problems. She informed the Board that next year's bid from the landscaping company will be the same as last year and if we pay for the whole year up front, the price will be reduced by 10%.

Tyrone raised a concern about weeds growing in the storm drain basin on Kingstream Circle near Woodvale Court. Lisa believes that it may be Fairfax County property which we cannot legally treat. She will investigate further. A similar issue was raised about tree limbs and storm debris along the trail. Again this may be Fairfax County property, but if we ask for permission we may be allowed to do some clean-up. Lisa will follow up on these issues.

Lisa reported that Hiddenbrook will conduct interviews with perspective pool management companies on November 27, 2012 at 6:00 p.m. We have been invited. Lisa and some KCC Board members will attend.

Lisa's inspection found some problems with some street signs and has sent an email message to the County requesting corrective action.

The leak in the pool house pump room has been repaired.

A homeowner reported some fallen pine trees near the pool house and she got a bid from Frank's Lawn Care Co. of \$2,375 for removal. She will get another bid for comparison.

## **H. Treasures Report**

- a. Vote on the 2013 Budget. The Board reviewed the draft budget for 2013 and made the following amendments:
  1. Under Expense, Activities, Swim Team (page 1), maintain the amount at \$2,500 and add the following conditions which must be met before any activities may be conducted in the community pool:
    - a. No one residing outside of the community shall be accepted for membership on the Swim Team. The Swim Team shall provide the KCC Board with the names and addresses of all members before the season begins.
    - b. Additional conditions to be discussed at the December 2012 meeting.
  2. Under Expense, Operations Expenses, Sports Center and Tot Lots (page 2), change from \$1,500 to \$4,200. The increase is to add \$1,500 to fund replacing the mulch at least two times per year, and to add \$1,200 for installing two barbeque grills at the pool house.

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

- b. Vote on the 2012 Reserve Contribution. Since all bills for the current budget have not yet been paid, a motion was made, seconded and approved to table the decision on the amount to be contributed to the 2012 Reserve Account. The amount was discussed and a tentative figure is \$70,000. Last year the Reserves were allocated at \$30,000. The Reserve Account is currently at about \$300,000 and the Board's goal is to bring the fund up to \$400,000.

**I. Committee Reports**

There were no official committee reports. Tim reported on the website. He advised that homeowners could now make payments through the website with Paypal, that more homeowners were registering for accounts, and that folders would be revised to make the site easier to use. The Board also discussed a suggestion to provide notifications on the site about criminal incidents in the community and about making the ARC forms on the website fillable forms.

**J. Adjourn**

The next meeting will be on December 20, 2012. There were no other issues. A motion was made, seconded and approved to adjourn the meeting at 8:35 p.m.

Submitted by Jim Talbert, Secretary

**KINGSTREAM COMMUNITY COUNCIL, INC.**

**Proposed Amendment to the Declaration**

**Description:** If approved, this proposed amendment would delete a complicated provision within the Declaration that establishes a "maximum annual assessment". This proposed amendment is designed to simplify the authority of the Board of Directors by providing the Board with the authority to raise the amount of the annual assessment each year by up to 5% over the amount of the previous year's annual assessment.

If approved, Article IV, Section 3 of the Declaration of Covenants, Conditions and Restrictions for Kingstream will be deleted and replaced with the following language:

Section 3. Annual Assessment. The amount of the annual assessment shall be set and levied by the Board of Directors. The Board shall have the authority to raise the amount of the annual assessment from the amount of the previous fiscal year by no more than (i) the percentage change in Consumer Price Index for Urban Wage Earners and Clerical Workers over the most recent, previous 12-month period, as calculated for the Washington, D.C., metro area by the Bureau of Labor Statistics, or (ii) 5%, whichever is less. The calculated figure shall be rounded to the nearest \$5.00.

**DELETE** { If the Board wishes to propose an increase in the amount of the annual assessment that exceeds the amount of the annual assessment of the previous year's annual assessment by more than 5%, the Board must call and conduct a meeting of the membership for the purpose of scheduling a vote on the proposal. The proposal must be approved by a majority of votes cast at the meeting of the membership at which there is a quorum of at least 10% of members present in person or by proxy.

**Please complete the form below:**

I/We, \_\_\_\_\_, the owner(s) of the Lot with the address \_\_\_\_\_, Virginia hereby:

(  ) **APPROVE** the proposed amendment

**OR**

(  ) **DISAPPROVE** the proposed amendment.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature