

**Kingstream Community Council
Minutes of the December 20, 2012 Meeting**

Attendance

| Board Members | Present |
|---|----------------|
| 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 | 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

One addition to the agenda was submitted to discuss adding mulch to the tot lot. This was added as item e., under E. Old Business. A motion to approve the amended agenda was made, seconded and approved.

C. Homeowners Open Forum

No homeowners were present.

D. Review / Approval of November 2012 Meeting Minutes

Two corrections were necessary. Under item H. Treasures Report, page 3, item b.; change \$7,000 to \$70,000 and change \$2,600 to \$30,000. A motion to approve the amended meeting minutes from November 15, 2012 was made, seconded and approved.

E. Old Business

- a. The Board discussed the next steps for revising the declaration regarding the annual homeowners' dues. Two drafts of a letter explaining the proposed action were reviewed. Some corrections, changes and additions were discussed and accepted. A new draft will be developed and reviewed at the January 2013 meeting.
- b. No update was available on Herndon High School renovation plans.
- c. The Board reviewed two bids for landscaping service from Meridan Landscapers and Frank's Landscapers. Based on the Meridan bid being submitted late and a history of very good service by Frank's Landscapers, a motion was made to select Frank's bid. The motion was seconded and approved.
- d. The Board discussed the issue of dead and fallen trees near 1440 Kingsvale. A motion was made to cut and remove the trees in question, to replace only one tree near the pool at this time, and to determine the need for planting additional replacement trees in the spring.

- e. A motion to wait until spring to add mulch to the tot lot was made, seconded and approved.

F. New Business

- a. Tony, Tim and Lisa reported on pool company interviews recently held with the Hiddenbrook Board. The consensus was that the NV Pools Company had the best bid. A motion to accept the NV Pools bid was made, seconded and approved.
- b. The Board reviewed the final draft revision on the NV Pools contract.
- c. Tim and Lisa reported on their inspection of the Franklin Farms community's tennis court access system. The system works well there and has the potential to work for us for access to the tennis courts and the pool as well. Tim will do further research on the system. They also acquired the pool rules of the Franklin Farms community and the Board discussed revising our pool rules.

G. Management Report

Lisa reported on a case involving a homeowner who was arrears in their dues since 2009. The case has been adjudicated in the courts. It is extremely unlikely that we will recover the dues owed. If we "write off" the amount of \$453.30 the case can be closed. A motion was made to do so. It was seconded and approved.

H. Treasures Report

Morna updated the Board on the status of our accounts.

I. Committee Reports

There were no official committee reports.

J. Adjourn

The next meeting will be on January 17, 2013. There were no other issues. A motion was made, seconded and approved to adjourn the meeting at 8:39 p.m.

Submitted by Jim Talbert, Secretary