

**Kingstream Community Council
Minutes of the March 21, 2013 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	Yes
Jeff Albanus, ARC Committee	Yes
Jared Spigner, Communication and Landscape Committees	Yes
Tony DeMattia, Pool Committee	No
Mark Jensen, Welcoming Committee	Yes
Lisa Cornaire, Management	Yes

A. Call to Order

The meeting was called to order by President Tim Fouche at 7:04 p.m.

B. Approval of Agenda

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

C. Homeowners Open Forum

Leslie Jeffries representing the Swim Team and one other gentleman were present. Leslie provided updated information on the Swim Team (see below) and the gentleman had no specific agenda but joined several discussions.

D. Review and Approval of the Minutes of Last Month's Meeting

A motion to approve the meeting minutes from last month was made, seconded and approved.

E. Old Business

- a. Leslie and the Board discussed the Kingstream Community Council's budget and our donation to the Swim Team. The subject of permitting non-residents to join the Swim Team was raised again, and a lengthy discussion ensued. The Board reiterated its position that it would adhere to our legal counsel's position that to avoid the risk of exposing the community to the large expense of complying with the Americans with Disabilities Act (ADA), we must prohibit non-residents from Swim Team membership. Our legal counsel has repeatedly advised the Board that although we do allow non-resident guests to use the pool, if we allow non-residents to join the Swim Team as "guests", the courts would view this as an attempt to circumvent the ADA law and would order the community to comply with ADA regulations. This would result in the community being required to pay for extremely expensive pool renovations. The Board feels that our homeowners would rather prohibit five or six non-residents from Swim Team membership than to incur thousands of dollars of additional assessments for each homeowner to comply with the ADA regulations.

Leslie and the Board discussed the matter of the KCC's donation to the Swim Team. The Board would still like to see the Swim Team's full financial records before a donation is made. We understand that Leslie has still not been given all the records from the team's previous leadership, and appreciate all Leslie's sincere efforts to cooperate and comply with the Board's requests. The matter was tabled until the records are provided. The Board understands that the team's season begins soon. As soon as the appropriate records are conveyed to the Board, we will make a decision on the donation and not wait until the next monthly meeting.

Leslie requested that the Board develop a plan to comply with ADA regulations. The Board agreed to consider this request further. Lisa will invite our new pool management company, NV Pools, to meet with the Board to discuss what would be needed and begin development of a plan.

Leslie also presented the Board with a letter from her private company (JeTSI) offering *"to donate the funds, not to exceed \$1,000.00, for an outdoor community message sign to be placed on Kingstream Drive, at the corner of Kingsvale Circle, in front of the community pool."* The sign would be used to announce pool closings, special events, and items of interest to the community. The Board tabled this generous offer for further consideration.

- b. The Board discussed the proposal for an electronic system for access to the pool and tennis courts. It was agreed that the system is most suitable for access to the pool. Using it for tennis court access would require further study. After due consideration, the Board decided to purchase the barcode system for \$1,657.00, a laptop computer from Costco for approximately \$300.00 and wireless FIOS internet service for approximately \$100.00 per month during the pool season. Initially, the internet service will be for the access system only. We will pursue providing access for all pool visitors at a later time.
- c. Lisa reported that NV Pools will replace the dolly used for moving the pool's water slide.

F. New Business

- a. The Board discussed proposed changes to our ARC fence guidelines. The ARC conducted a survey to assess potential impacts to the entire neighborhood, and recommended no changes to the guidelines. The Board decided to table the issue until further analysis can be conducted.
- b. Lisa reviewed the punchlist provided by NV Pools regarding their assessment of needs for the pool and pool house. The Board approved all the expenses for preventative maintenance and repairs. Lisa will ask them to repair the basketball hoop in lieu of full replacement if feasible. NV Pools advised that there is a possibility of major plumbing problems, which may have been caused by improper winterization and possible negligence. The Board advised Lisa to have NV Pools, the previous company and her jointly examine the system, determine the problems, document them, determine the causes, and estimate the cost of repairs.
- c. The Board discussed the upcoming annual meeting scheduled for April 18, 2013. The agenda was revised.

G. Management Report

- a. Lisa advised that the annual dues collection was in progress. The deadline for dues payment is April 1, 2013. About \$55,000.00 has been paid to date. The current vote for the proposed Declaration changes are 75 in favor and 4 opposed.
- b. Lisa advised that additional mulch will be placed in the Eddyspark tot lot for the same price as paid last time.
- c. Regarding one case of a homeowner delinquent in their dues payment, they have accepted the Board's counteroffer and conditions.

H. Treasures Report

- a. Morna updated the Board on the status of our accounts.
- b. The Board discussed the draft Investment Policy Statement (IPS). Some suggestions were made. Morna will revise and resubmit.

I. Committee Reports

- a. Pool Committee. Since Tony was unable to attend the meeting, the discussion of revised pool rules was tabled.
- b. ARC Committee. The ARC policy of requiring an application and approval for homeowners to replace asphalt driveways was discussed. ARC was of the opinion that as long as there were no changes in the driveway's size, location, and replacement materials that the application process was unnecessary. The Board agreed. Jeff reported that there was an opening on the committee and that Richard Mills has volunteered to fill it. The Board approved.
- c. The Landscape Committee reported that there have been two cases of rabid raccoons in the neighborhood and advised neighbors to beware.
- d. There were no other committee reports.

J. Adjourn

The next meeting will be the annual meeting on April 18, 2013, held at the Herndon High School. All homeowners are encouraged to attend or designate a proxy voter on their behalf. There were no other issues. A motion was made, seconded and approved to adjourn the meeting at 9:10 p.m.

Submitted by Jim Talbert, Secretary