

**Kingstream Community Council
Minutes of the March 20, 2014 Meeting**

Attendance	
Board Members	Present
Tim Fouche, President	No
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 at 7:06 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

1. Update on poolhouse renovation. Demolition is complete and the contractor is still waiting for warmer weather to apply the new floor finish. Lisa reported on costs to date.
2. Lisa updated the Board on the crack in the poolhouse floor and the bids to repair it. A motion was made, seconded, and passed to repair the floor.
3. Snow removal from common areas. Board members discussed hiring a contractor to remove snow from sidewalks in the common areas. It was determined that unlike other jurisdictions in the region, Fairfax County does not have laws requiring this. Lisa called our landscape contractor and got a bid of \$45 per man hour with a minimum of 4 hours. The board discussed having someone on call for larger storms, and debated specific minimum conditions to warrant the expense. A motion was made that next fall, we will establish an on-call contract that can be engaged on a case by case basis after each storm, to clear snow from the common areas, upon approval of the Board. The motion was seconded and approved.
4. The upcoming season's Swim Team schedule is not final yet. They are waiting on a decision by the Herndon Swim League due by March 31. We were informed that another HOA in the league may decide to stop hosting swim meets. If so, our team may request permission to host one additional event at our pool. The Board would not be opposed to this. The Swim Team has also requested permission to host a recruitment event before their

season starts to boost membership. The Board discussed the idea and decided to offer to the team that the KCC would host an event that includes their recruitment and a Memorial Day pool opening cookout on Saturday, May 24, 2014. This would be contingent on the poolhouse renovation project being completed, which we anticipate will be done. The Board decided to invite the team to hold their event with ours, and agreed to spend up to the \$400 budgeted. If this date is not acceptable to the team, we will grant permission for them to hold their own event under the applicable guidelines and at their expense.

F. New Business

1. The Board discussed agenda topics for the annual meeting including the following.
 - a. Discussed new strategies for getting the proposed changes to the declarations approved.
 - b. Review a list of our accomplishments this year.
 - c. Review and provide updates on questions posed by homeowners at the last annual meeting
 - d. Parking commercial vehicles in the neighborhood.
 - e. Reminder to parents to keep children off neighbors' yards while at bus stops, and to respect property rights.
2. The Board discussed a bill in the Virginia General Assembly that effects how HOAs can assess fines for noncompliance with their covenants. It appears that it will not have a negative impact on the Kingstream Community Council.
3. A schedule of summer events was developed so that they can be announced at the annual meeting. The schedule includes a Memorial Day barbeque on Saturday, May 24; a Labor Day barbeque on Saturday, August 30; movie nights on Friday June 27 and Saturday July 27. The dog swim event was discussed. The Board understands that the member who has previously managed the event may not be available to do so this year. We will discuss this at the annual meeting to see if the community wants to continue the event and if so, seek a volunteer to run it.
4. Pool rules.
 - a. The Board discussed the rules governing floats. The primary concern of the Board and the NV Pools management company is safety. Lifeguards are concerned that too many floats may obscure their vision of someone in distress. We will continue to consider a safe and sensible policy. The problem of pool floats, towels, toys, and miscellaneous items left at the pool was discussed. The Board will add a new policy that all such items will be disposed of after being in the "lost and found" box for two weeks. This will be announced at the annual meeting and posted with the other rules at the pool.
 - b. The Board briefly discussed the issues of season passes and free tickets and decided to table the discussion until a future meeting.

G. Management Report

1. Lisa reported that repairs to the tennis court have been completed.
2. As a reminder, as a new pool season begins, members will need to get their pool tags renewed to indicate that their homeowners' dues have been paid this year. If you have not paid your dues, the tags will not work.
3. Fairfax County Supervisor Foust has expressed interest in attending our May meeting. We anticipate that several homeowners may wish to attend and we will need a larger room. Jeff will ask the business manager at Herndon United Methodist Church about getting a bigger room, and if that is not possible, Lisa will book the Hiddenbrook clubhouse.

4. Lisa has ordered the A frame signs that were approved at a previous meeting. These can be posted throughout the community to make various announcements.
5. All annual tax documents have been submitted.
6. Lisa will soon conduct annual ARC inspections and will send her findings to the ARC committee. It was suggested that members of the committee accompany her during the inspections if possible.

H. Treasurer Report

1. Morna developed an analysis of Reserve Fund items scheduled for repair or replacement in the next five years. It is estimated that we will be able to meet and maintain our goal of fully funding the Reserve Fund through those years. The next update of the reserve fund schedule is due in 2016.
2. Morna led a discussion on the annual Reserve Fund contribution. It is the goal of this Board to fully fund it and maintain it as such. As planned in November 2013, the Board moved \$40,000 into the fund with the intention of moving another \$10,000 there in April 2014. At this point, it appears we are fiscally able to place an additional \$40,000 into the fund to bring it to 97% funded. The Board decided to go forward with this plan to attain the goal of 97%.

I. Committee Reports

1. ARC. No applications are pending.
2. Activities/Social Committee. The Board developed a schedule of events for the year in this meeting.
3. Landscape Committee. No report.
4. Welcoming Committee. Mark intends to welcome all new residents prior to the end of his term.
5. Pool Committee. No report.

J. Adjourn

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

Submitted by Jim Talbert, Secretary