

Kingstream Community Council Annual HOA Meeting
April Monthly Meeting
Herndon High School Lecture Hall

19 April 2012

Board Attendees – Jeff, Patti, Tyrone, Mark, Al, Frank, incoming Spectrum Property Mgmt’s Lisa Cornaire and Rod Strawderman from outgoing RGS Property Mgmt. Tim was absent. Approximately 30 members of the community also attended.

Meeting called to order by Spectrum Property Manager Lisa Cornaire @7:04 pm; motion carried and meeting commenced.

- All members of the board were present and accounted for with the exception of Tim Fouche, the president of the current board. Recording Secretary Patti Barone stated for the record that no meeting minutes were taken at last year’s annual HOA meeting.
- Officer’s Reports followed. Vice President Frank Shaffer began and addressed our budget line items, major expenses, and reserve study. He detailed the criticality of a reserve study and how it ultimately affects the mortgage lenders process of granting home loans. He confirmed that there has been a consistent lack of investment to fully fund our Reserve Fund. He briefed the group on the shift made to a new management company and savings of \$15k, the new grounds and landscape contract with a \$1k savings, as well as the new pool contract that adds \$12k in savings. Frank stated the 3 options we have moving forward regarding annual HOA dues increases: a single, one-time large assessment, a periodic escalation in HOA dues, and amending our by-laws to institute an annual cost-of-living increase. Treasurer Morna Ikeda also echoed Frank’s opinion that amending th by-laws is the optimum budget choice. Mr. Edward Guy confirmed that when he was president of the HOA, the board passed a change in the by-laws. At present, we cannot find any documentation re this board action. A second suggestion from the community present was to make multiple payments available to the community for the annual dues.
- Committee Reports – *ARC Committee* rep Jeff Albanus discussed the transition to granting PVC fencing and sheds. He stated that only the standard “**white** picket fence” at 4’ high is very reasonable and to allow PVC tool/lawn sheds. *Pool Committee* rep Al Chester discussed the need for replacement of all poolside umbrellas and tables. Al is very pleased that US Aquatics will be our new pool contract and anticipates minimal, if any, problems and complaints with the new company. *Social Committee/Recording Secretary/Website Improvement* rep Patti Barone addressed the group and explained how the original webmaster was not moving in the direction we desired. So the board agreed to task a work associate of Tim Fouche. The new site was up and running in record time. Patti also pitched the annual dog swim and the increasing success of this annual event. *Architecural Committee* rep Tyron Yee spoke of individual homeowner proper tree trimming at the onset of young neighborhood trees and not to let them become a nuisance or traffic/safety concern to all.
- Appointment of Inspectors of Election – 2 community members from the audience were tagged as inspectors.

- Nomination and Election of New Directors – Formal meeting ended at 8:10 pm, and the HOA board called for 2 new board members for the normal three year term, and one new board member for a two year term. Nominees included Mr. Tony DeMattia, Mr. Jared Spigner, and Mr. Jim Talbert. At 8:20 pm a motion passed to close nominations. Tyron Yee consented to continue on the board, serving in the additional two year term vacancy. We had a unanimous vote for all three board members.
- Unfinished Business – Meeting began again at 8:25 pm, and discussion included the addition of a bench inside the tennis courts and a lock for the gate. A fence is needed where the Herndon High School parking lot on Dranesville Road meets the Kingsvale Circle “walk-thru” (easement property). A community member noted that the small cluster of homes on Royal Elm Court, across from Herndon High School off of Bennett Street, are interested in buying into our HOA. Morna Ikeda will become the new rep for the pool committee as her term with the board continues.
- Homeowner Open Forum – The tot lots were a significant concern by several homeowners tonight who have small children and use the tot lots. Mulch has all but disappeared on the Eddyspark tot lot, the railroad ties have ribar sticking up from the wood in places. The growth of weeds and lack of mulch are apparent and should be addressed soon. Frank Shaffer reported that it will take approximately \$100k for the tot lots to be maintained and refreshed with new equipment.
- A special thank you was acknowledged to all outgoing board members for their efforts towards contributing to our community by serving.
- Meeting adjourned at 8:32 pm