

**Kingstream Community Council
May 17, 2012 Meeting Minutes**

Attendees

Board:

Tim Fouche
Jim Talbert
Jared Spigner
Tony DeMattia
Mark Jensen
Jeff Albanus

Management:

Lisa Cornaire
Anna Killebrew

Homeowners:

The meeting was called to order at 7:06 pm and a motion to approve the agenda was made, seconded and unanimously approved.

The meeting minutes from March 15, 2012 were reviewed and a motion to approve the minutes was made, seconded and unanimously approved.

Governing Docs

Property manager, Lisa Cornaire, brought up some inconsistencies, missing signature pages and contradictions she found when reviewing the Kingstream Community Council governing documents. Lisa reports that she spoke with the association's attorney, Juan Cardenas, about this topic. Mr. Cardenas suggests that the board make a decision on the total number of board members- motion made to keep the current 9 positions, seconded and unanimously approved. Lisa reports that Mr. Cardenas also suggests the board consider a revision of the documents to make corrections to the inconsistencies and missing pages as this is something that is allowed per VA law. The board asked Lisa to investigate the costs of such an endeavor and report back at the next meeting.

Selection of Board Positions/Appointment of Committee Chairs

The board discussed the following appointments and a motion was made, seconded and unanimously agreed for the following positions:

Position	Name	Committee Chair
President	Tim Fouche	
Vice President	Frank Shaffer	
Treasurer	Morna Ikeda	
Secretary	Jim Talbert	
Member at Large	Jeff Albanus	ARC
Member at Large	Tony DeMattia	Pool
Member at Large	Tyrone Yee	Activities
Member at Large	Jared Spigner	Landscape/Communication
Member at Large	Mark Jensen	Welcoming

Old Business

Lisa Cornaire reports that she is still working on getting insurance quotes and should have them for the board to review at the June meeting.

The board discussed whether or not to pay for the pool motor storage as the board was not informed by Crystal Aquatics on the fact that the motor was not working until February. Motion was made, seconded and unanimously approved not to pay this bill.

The revised ARC Guidelines were reviewed; a motion was made to adopt the new guidelines and was unanimously approved.

Management Report

Lisa reports that the transition with RCS Management is complete and all documents and association property has been handed off to Spectrum. Morna will need to go to BB&T bank and close the old account.

Anna and Lisa reviewed the financial statements with the board so that they could familiarize themselves with the way that the reports will look going forward. Some of the prior year to date information will not be on the reports and RCS used a different type of accounting software.

The board signed the contract with Spectrum.

Lisa reports that she has been staying on top of US Aquatics to ensure that the pool will be opened and ready to go by the holiday weekend.

Lisa has performed a full inspection of the community and provided a spreadsheet for the ARC to review. An onsite meeting will be made with Jeff Albanus to address some of the items.

Committee Reports

Pool- Tony and Lisa will meet at the pool before the season starts.

ARC- Interim Chair, Jarred Spigner, was appointed while Jeff Albanus is unavailable during the months of July and August

Landscape- None

Welcoming- Mark Jensen reports that he and his wife have been able to meet some of the new homeowners in the community and have been bringing them a welcome basket.

Motion to adjourn was made at 9:30, seconded and approved.