

**Kingstream Community Council  
Minutes of the June 20, 2013 Meeting**

<b>Attendance</b>	
<b>Board Members</b>	<b>Present</b>
Tim Fouche, President	Yes
Frank Shaffer, Vice President	Yes
Jim Talbert, Secretary	No
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 by Tony DeMattia, the Pool Committee Chair, at 7:00 p.m.

**B. Approval of Agenda**

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

**C. Homeowners Open Forum**

No homeowners were present at this meeting.

**D. Review and Approval of the Minutes of the May Meeting**

A motion to approve the meeting minutes from the May 16, 2013 meeting was made, seconded and passed.

**E. Old Business**

- a. Grills for the pool. Park grills have been ordered. Install location was selected as the pool house side of the driveway into the pool.
- b. Basketball court fence. Tony moved to remove the fence. Morna seconded it.
- c. Tennis court benches. Two representatives from the Boy Scouts were contacted to solicit their interest in building benches. No response was received after two weeks. Mark motioned and Jeff seconded the purchase of two green benches made of high-density polyurethane (there were six votes in favor of this purchase).
- d. Electricity for the tennis court. Current costs and options for this convenience were considered cost prohibitive. This issue has been tabled for the time being.
- e. House inspection update. 48 of 388 homes received citations. Some homeowners called to discuss extensions, and these were approved. The Board reviewed several of the cited addresses, and the assessments at these locations made by the Property Manager were discussed. The Board agreed with the assessment for two addresses and will review the third.

- f. Community newsletter. Tim reached out to the homeowner who had indicated interest in managing a community newsletter. No response was received. At this time, Tim will continue to send email broadcasts.
- g. Voting on Declaration change (ie, dues cap). Currently 100 of 110 votes approve the change. The Board agrees that they need to walk the community to solicit more votes.
- h. Community Yard Sale. Tim will send a blast from website reminding people of the June 22 date.

**F. New Business**

- a. Loan for bathhouse renovations. Given how low interest rates currently are, several different refurbishment options were discussed (refurbishment of existing structure, refurbishment and raising the bath house to ADA compliance, tear down and rebuild, tear down and rebuild with community room on second level). A request for quotes for each of these options will be obtained. If the expense will be beyond what can be budgeted over four years, the Board will put this to the community.
- b. Royal Elms Community request to 'join' KCC. These homeowners would be subject to a rec-easement attached to the title of their home. Royal Elms homeowners would be responsible for legal costs.

**G. Management Report**

- a. House Inspections. Several addresses need to be reviewed by the Board. Tim and Frank volunteered to review these.
- b. Un-mowed lawn. At the last meeting, a homeowner came and expressed concerns about a neighbor's unkempt lawn. The owner mowed the lawn the next day.
- c. Sugarland Valley entrance. Lisa has contacted County Supervisor Faust's office regarding the mowing of the Sugarland Valley entrance. It has just been mowed, but will be reviewed in August/September.
- d. Parking passes. County Supervisor Faust's office has been contacted but no response made yet.
- e. Delinquencies in dues payments. The 40 delinquencies from last meeting have gone down to 14. One owner may have paid RCS; check may have been cashed. Lisa will follow up with RCS and the homeowner regarding payment.
- f. Property Manager absence. Lisa will be out of town July 1-11.

**H. Treasurer's Report**

- a. The final CD has matured and been rolled over to our Money Market account at PNC bank.
- b. Current CD rates remain very low, and the Board agreed to maintain the Reserve funds in the Money Market accounts at M&T and PNC Banks.
- c. The final draft of the Investment Policy Statement is complete, and Morna will email it to the Board for review.
- d. The swim team donation of \$2,500 has been sent to the team.

**I. Committee Reports**

- a. Activities/Social Committee. A Labor Day/End of Year Cookout hosted by the Board was proposed. Hot dogs, water and condiments will be provided. Postcard to be sent with

an RSVP requirement. // Dog Swim and Pet Parade events were discussed. // A Movie Night at the Pool was proposed. An inflatable screen to be set-up in the parking lot was discussed.

- b. Welcoming Committee. The Saturday after the meeting, the committee will have welcomed all new homeowners to the neighborhood.
- c. Pool Committee. Kahuna Update. 75 swimmers registered; Tony worked with the Treasurer to verify addresses; Cecile Mccannon will do random spot checks; June 29<sup>th</sup> is the next home meet; Profit and Loss statements indicate the team is breaking even. // Damage to the pool. A 4" diameter 'pop' in the plaster of the pool. The pool manager will look into repairs without having to drain the pool. // Lifeguards requested that Men's Room and Women's Room signs be posted on the backs of the doors coming from the pool. // The need for a new microwave and refrigerator at the pool was discussed. Habitat for Humanity and donation requests will be investigated as possible resources for replacements. // Pool passes. 584 passes have been distributed for 199 families. // Software has not been backed up yet due to a software glitch. // Lifeguards report a positive review from parents regarding the new Pool Management Company. // Security system re-installed. // Wireless microphone is missing. // In the Men's Room, a hose has been attached to a faucet, and removal will require more effort than the Alan wrench already used. Lisa will follow-up with the Pool Manager to get this repaired.
- d. There were no other committee reports.

#### **J. Adjourn**

The next meeting will be on July 18, 2013, at the Herndon United Methodist Church, 700 Bennett Street. There were no other issues. A motion was made, seconded and approved to adjourn the meeting at 8:30 p.m.

Submitted by Morna Ikeda, Treasurer