

**Kingstream Community Council  
Minutes of the July 18, 2013 Meeting**

<b>Attendance</b>	
<b>Board Members</b>	<b>Present</b>
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 7:01 p.m.

**B. Approval of Agenda**

Due to a schedule conflict, Mark asked to move his report earlier in the agenda, so he could leave prior to the conclusion of the meeting. Tim requested that a report on his contact with police be added to the agenda under Old Business. A motion to approve the amended agenda was made, seconded and approved.

**C. Welcoming Committee Report**

- a. Mark reported that he has been contacted by a homeowner requesting permission to rent the pool for a private party. The rules and procedure were discussed and the Board approved the request. Tim and Tony will contact the homeowner to follow up.
- b. Mark reported that the Welcoming Committee has contacted and welcomed all new residents into the community.

**D. Homeowners Open Forum**

No homeowners were present.

**E. 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.

**F. Old Business**

- a. The Board discussed plans for a community barbeque. The date was set for August 31, 2013.
- b. Lisa updated the Board on the voting on the proposed changes to the Declarations (annual homeowners dues cap). Only one new vote (in favor) has been received. The Board discussed methods to invigorate the campaign to approve the measure.

- c. Tim reported on his contact with the Fairfax County Police regarding the recent break-in at the pool house and illegal drug activity at the basketball court. Tim is researching replacing the video surveillance cameras at the pool house with improved equipment.

#### **G. New Business**

- a. The Board discussed the break-in at the pool house, and purchasing a new video surveillance camera system. A replacement system could cost \$300 to \$500, but would be covered in the future as an item in the Reserve Fund. Placing such equipment at the basketball court was also discussed.

#### **H. Management Report**

- a. Lisa reported that many homeowners who received notices of violations of ARC guidelines have made the necessary repairs.
- b. Regarding delinquent homeowners dues, Lisa reported that all but one homeowner has now paid. The Board expressed their appreciation to her for all her efforts in achieving this high level of compliance.
- c. Lisa reported on her meeting with NV Pools regarding the rupture of the pool's "white coat" plaster surface. They advised that the break could be repaired without the need to redo the entire pool.
- d. Lisa reported that the entire fence at the basketball court has been removed.
- e. Lisa also reported that the new benches have been installed at the tennis court. The Board discussed adding another bench on the opposite side of the court next year, to prevent people from sitting on the fence and damaging it.

#### **I. Treasures Report**

- a. Morna updated the Board on the status of our accounts. She presented the most recent version of the Investment Policy Statement (IPS). The Board reviewed the draft IPS and discussed two items.
  - 1. On page 2, under Investment Strategy, item A: raising the "cushion" from 20% to 30%. The Board decided to leave the figure at 20%.
  - 2. On page 3, under Review & Control, third bullet: changing the deadline for completing signer cards for new Board members from one month to two months. The Board decided to accept the change to two months.

#### **J. Committee Reports**

- a. ARC. Jeff reported that the new grills for the pool house have not yet been installed, but will be shortly. He will coordinate installation.
- b. Activities/Social Committee.
  - 1. There was further discussion on holding a community movie night at the pool.
  - 2. Tim reported that while he and Tony were installing the new benches at the tennis court, they noticed a crack in the pavement under the net. The Board will have it resurfaced in the off-season.
  - 3. The idea of expanding the new electronic access system to the tennis court was discussed. The cost is estimated at \$3,000. The Board will do further research.
  - 4. The homeowner who volunteered to produce an electronic newsletter has not yet followed up on the offer.

- c. Landscaping. Morna reported a dead tree behind the pool house. Lisa will follow up.
- d. Welcoming. Report was filed earlier, see above.
- e. Pool.
  - 1. The Board discussed the request of a homeowner for a private party and the procedure for doing so.
  - 2. Tim reported on the shed at the pool. The wood floor has rotted and needs repair. Members of the Swim Team will repair the floor and elevate the shed on concrete blocks to prevent further damage.
  - 3. The Board discussed the Swim Team's season and efforts to improve operations and coordination with them next year. The Board discussed the motion approved at the May 16 meeting, where both parties agreed that "Immediately at the end of this season (September 2013), the Board and the Team will develop an agreement for next year (summer 2014), which must be signed by both parties by the December 2013 Board meeting."
  - 4. The Board discussed renovation ideas for the pool house.

**K. Adjourn**

A motion to cancel the August meeting was made, seconded, and approved. The next meeting will be on September 19, 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 8:07 p.m.

Submitted by Jim Talbert, Secretary