

**Kingstream Community Council  
Minutes of the September 19, 2013 Meeting**

<b>Attendance</b>	
<b>Board Members</b>	<b>Present</b>
Tim Fouche, President	No
Frank Shaffer, Vice President	No
Jim Talbert, Secretary	Yes
Morna Ikeda, Treasurer	Yes
Tyrone Yee, Activities Committee	No
Jeff Albanus, ARC Committee	Yes
Jared Spigner, Communication and Landscape Committees	Yes
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 7:04 p.m.

**B. Approval of Agenda**

It was noted that several members of the Board were absent and that there are several pool related issues pending. A motion was made to discuss all pool related issues at the end of the meeting, but to defer any decisions until the full Board could meet. A motion to approve the amended agenda was made, seconded and approved.

**C. Homeowners 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**

- a. Status update on swim team usage agreement. A brief discussion was held. The Board recalled the motion from the May 16 meeting minutes, which states “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.” Strategy for reaching an amicable resolution was discussed.
- b. Swimming pool guest passes. Ideas for revising this policy were discussed.
- c. Basketball court security. The Board discussed problems reported at the basketball court on Kingstream Circle. The problems include trash, loud and profane language, drug dealing, and abuse of the facility. The installation of security cameras, increased patrols by law enforcement officials, covert surveillance, and other possible remedies were discussed. Since most of the proposed remedies would incur costs to the association, it was decided to defer further discussion to the next few meetings when we develop the budget for next year. Also, since many ideas for neighborhood improvements made at

this meeting would incur additional expenditures, the idea was brought forward to have a mass mailing to solicit ideas and direction from as many homeowners as possible.

#### **F. New Business**

- a. Pool house renovations were discussed. A bid from the Albers Construction Company for renovation to the existing structure was reviewed. Ideas for more extensive renovation and addition of a second floor were also discussed. Other bids will be solicited.
- b. Landscaping bids from Frank's Lawn Care Company to remove a dead tree from the common area behind 12205 Meadowstream Court, and to cut out tent worms from trees near the Eddyspark Drive tot lot path were reviewed and approved.
- c. Trash cans. Some homeowners have complained about the rule prohibiting trash cans from being stored outside their homes. Amending the rules to allow the storage of trash cans on the sides of homes, behind suitable landscape or other screening items was discussed.
- d. Ideas for various types of neighborhood parties or block parties were considered. The neighborhood barbeque held over the Labor Day weekend was well received. Since the Activities Committee Chair was absent, this was tabled for a future meeting.
- e. The tennis court wall was discussed. It was recommended that it be improved by reinforcing it, extending it to the ground, making it wider, and painting it.
- f. The idea of the Board negotiating with one company for a discounted price for neighborhood wide trash collection was reviewed. There are at least two approaches; the Board negotiates with the company for a group rate and each homeowner pays the company directly, or the Board negotiates with the company for a group rate, and the Board pays the company out of the homeowners dues which would be increased to accommodate the fees. The Board agreed that this is another idea for neighborhood improvement that could be included in a survey to identify homeowners interests.
- g. Lisa reported on new laws regarding late fees and violation charges made by homeowners associations (HOAs). The law indicates that HOAs can only charge late fees for delinquent dues if it has such a provision in their declarations. We are in compliance with this law as we do not charge late fees – only interest.

#### **G. Management Report**

- a. Lisa reported that she has checked on the condition of mailboxes as directed by the Board and found many in need of repair. Some violation notices were issued.
- b. Lisa also reported that the end of season pool closing is going well. NV Pools will remove the pump, store it, and take steps to prevent pipes from freezing over the winter. We were generally pleased with the performance of NV Pools over the summer season.

#### **H. Treasures Report**

- a. Morna updated the Board on the status of our accounts. The need for having a fourth official signer for the accounts was discussed. It was agreed that in addition to the President, Vice President, and Treasurer, that the Secretary should also become an authorized signer. Morna and Jim will take the necessary steps to accomplish this.

## **I. Committee Reports**

- a. ARC. Jeff reported that the new grills at the pool house were installed, and worked well for the Labor Day Barbeque. Jeff also reported that several ARC applications had recently been approved, but that some applications were not properly executed, which delayed action. The idea of revising the forms to improve homeowner execution and speed the approval process was discussed. Lisa and Jeff will attempt a revision. It was suggested that this was another topic for inclusion in a possible mass mailing or a neighborhood survey.
- b. Activities/Social Committee. The Labor Day Barbeque was a success and the Board discussed other ideas for community activities.
- c. Landscaping. The two bids from Frank's Lawn care were approved.
- d. Welcoming. Mark reported that there are two new neighbors that he will visit soon.
- e. Pool. Tony reported that the season went well. There was additional discussion about developing an agreement with the Swim Team for the next season. It was decided to have a special session of the Board in the next two weeks to address the issue so that we can meet the deadline for an agreement by the December meeting.

## **J. Adjourn**

A motion was made, seconded and approved to adjourn the meeting at 8:53 p.m. The next meeting will be on October 17, 2013, at the Herndon United Methodist Church, 700 Bennett Street.

Submitted by Jim Talbert, Secretary