

**Kingstream Community Council  
Minutes of the September 21, 2017 Meeting**

**Public Version**

<b>Attendance</b>	
<b>Board Members</b>	<b>Present</b>
Frank Shaffer, President	Yes
Tyrone Yee, Vice President	Yes
Tony DeMattia, Secretary	Yes
Scott Graff, Co-Treasurer	Yes
Mike Wei, Architecture Committee	Yes
Elanna Weinstein Co-Treasurer	Yes
Steve Fast, Pool Committee	Yes
Kate Keifer, Activities & Communications Committee	Yes
Ken Neuman, Landscape	Yes
<b>Other Attendees</b>	
Lisa Cornaire, Management	Yes

**A. Call to Order**

The meeting was called to order at 7:09p.m.

**B. Approval of Agenda**

A motion to approve agenda as outlined was made, seconded and all members in attendance approved.

**C. Homeowners Open Forum**

The following homeowners attended the meeting: John Rush, Asher Allgyer and the parents of Eagle Scout Ryan Terrell. There was nothing brought up during homeowner open forum.

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

The July meeting minutes were revised and approved to include more detail regarding the tree and trail maintenance items. The July meeting minutes were approved as amended.

**E. Old Business**

1. Eagle Scout Project Update Ryan Terrell – Ryan Terrell provided the board with a presentation on his Eagle Scout project that included before and after photos. The Eddyspark playground has one 6X6 boarder timber replaced, all border timbers painted, playground and playground sign area mulched, repairs to the picnic table and the wooded area near the bench mulched with landscape screening to prevent the underbrush from re-emerging. At the KCC Pool area the upper level near the pool shed was mulched with miscellaneous rocks removed from surface area, the drainage rock area rebuilt, two new trees planted and 200 ground cover plants were planted to beautify the area. The Board presented Ryan with a framed certificate of appreciation.

2. School Parking Update – no response from the school.

3. Trail repairs: A discussion was held regarding a big picture view of what trails need to be fixed and what actions can be taken to minimize the overall project cost vs. the budgeted money for the project. A goal to do as many trails as possible to minimize paving vendor equipment mobilizations costs was a contributing factor in reducing costs. Three quotes were obtained from Dominion Paving & Sealing, Finley Asphalt & Sealing, Inc and ProPave Inc. Lisa Cornaire, Tyrone Yee and Ken Neuman evaluated the three quotes and determined Finley Asphalt & Sealing was the more experienced vendor with the appropriate equipment to repair our trails. The board voted 8-1 to move forward on repairs to trails 1 through 11. A second motion was made by Frank for the Lisa, Ken and Tyrone to reach out to Finley Asphalt & Sealing, Inc to negotiate a better price on behalf of the Kingstream Community and report back to the KCC Board at the next meeting was approved 9-0.

Trail #12 in Sugarland Valley is being deferred for the time being due to higher than normal costs due to a lack of accessibility on either end of the trail for the paving equipment vendors. Access for trail #12 will require heavy equipment access through homeowner's yards with the potential of significant lawn damage.

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

1. Review Collections Policy Resolution 2017-01 was approved by the board. Notifications will be sent to homeowners in the annual dues bill as well as through the KCC webpage and email newsletter.
2. Committee Charter documents: This review was tabled for next month's meeting.
3. Review of letter to Supervisor Faust: The three page letter was deemed too much detail for an initial correspondence. Frank Shaffer will redraft for review at next month's meeting.

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

1. Water Pool usage back down to pre-2015 rates, refund from Fairfax County Water Authority has not progressed at this time. Frank Shaffer has agreed to contact the Fairfax Water Authority to discuss this matter in detail.
2. Water Fountain cover required at pool for winter weather protection has been purchased and will be installed shortly.
3. Pool cameras now all working.
4. Lisa provided the Board with some highlights from a recent class she attended at the attorney's office regarding the Fair Housing Act.

#### **H. Committee Reports**

1. Architecture – On track for review and approvals. ARC Software web site is now working.
2. Activities/Social – Community Yard Sale Saturday Sept 23. Annual Halloween and Christmas decoration contests will be held as usual this year.
3. Landscape – Reston Tree to walk trails with Ken Neuman and Lisa Cornaire next Friday to identify all the trees requiring removal in the Nov/Dec timeframe. The board is working to

minimize our tree removal costs by pro-actively reviewing and perform removals in a bulk manner.

4. Communication – Ryan Terrell Eagle Scout presentation with before and after photos to be posted on KCC website.
5. Welcoming. 4 new families welcomed this past month.
6. Pool –
  - a. Monitoring of water usage continues.
  - b. Pool cameras fixed.
  - c. Yearly access numbers for the pool have been collected. 2017 total swiped 2805 vs. 2473 for 2016.

**I. Treasury Report:**

1. Submission of budget requests to Scott Graff required for October budget prep work. The Board authorized Tyrone to reinvest a \$50,000 CD maturing on 10/19/17 for a 12-month term.

**J. Closed Session**

A review of delinquent accounts was performed by board members.

**K. Open Session**

**L. Adjourn**

Meeting was adjourned at 10 PM.

Submitted by Tony DeMattia