

**Kingstream Community Council
Minutes of the July 19, 2018 Meeting**

| Attendance | |
|--------------------------------------|----------------|
| Board Members | Present |
| Frank Shaffer, President | Yes |
| Tyrone Yee, Vice President | Yes |
| Steven Fast, Secretary | Yes |
| Scott Graff, Co-Treasurer | No |
| Elanna Weinstein Co-Treasurer | No |
| Mike Wei, Architecture Committee | Yes |
| Ken Neuman, Landscape | Yes |
| Sharon Llewlyn, Activities Committee | Yes |
| John Rush, Communications Committee | Yes |
| Other Attendees | |
| Lisa Cornaire, Management | Yes |

A. Call to Order

The meeting was called to order at 7:05 P.M.

B. Approval of Agenda

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

C. Homeowners Open Forum

No homeowners in attendance.

D. Review and Approval of the Minutes

The June minutes were approved as amended.

E. Old Business

1. Pipestem Fence Review – Frank lead the discussion by showing pictures of various fence configurations throughout the community. He felt the existing rules covered most of his concerns. Ken also presented his results from an inspection of fencing in the community. The board revisited the Architecture Committee’s proposed changes to the Architectural Guidelines. In Section II Architectural Standards -article B –Fences- A new item # 4 –“Pipestem Fences” was modified, approved and added. A new Section III “Pipestems” was also approved and added.

2. Teacher Parking – Frank meet with Principal Noto to discuss parking and the ongoing construction at the high school. The construction is currently in phase 1B (longest phase), lasting until August 2019. Dr. Noto expects the total process to last 5 years. Frank was provided with information on what the project would look like when complete. It is worth noting, the school will have more parking when the renovation is complete. The board discussed letting the school use the pool parking lot for teacher parking. The potential compensation was \$2500. The board expects there to be various unknown expenses and issues. The board decided not to let the school use the pool lot.

3. Water Bill – Frank’s efforts in working with Fairfax Water has been a huge success regarding our bills for 2014, 2015 and 2016. Fairfax Water credited our account for a total of \$6,470.87. After this quarter’s bill we have a credit remaining credit of \$5,565.79. The board decided it was best left as a credit, since receiving cash would have to be treated as income.

F. New Business

1. Finley Quote Culverts/Drains – Ken has been working with Finley on the amount of work required to repair various culverts associated with the upcoming trail repair. Finley’s change order quote for this work was \$3,500. The board authorized \$5,000 to provide a buffer if additional expenses are required for these repairs.

2. Pool Biohazard Closures – There have been three closures (2 – main pool, 1 – wading pool) at the pool this summer due to biohazard incidents. The board discussed the lifeguard’s response and considered this an appropriate response. No further action is considered necessary.

G. Management Report

The United Methodist Church contacted Lisa regarding holding a cookout for their youth group at the pool on August 26, 5:30-7:00 PM. The youth group leader is a homeowner in Kingstream. The board approved this request.

The audit is almost complete.

Three new accounts have been turned over for collection.

H. Committee Reports

1. Architecture – Two applications being processed.

2. Activities/Social – Sharon presented her proposal for an adult pool party to be held on Saturday, August 11 starting at 5:30 PM. There will be a nominal charge of \$5 to attend and help offset costs. The board authorized a maximum of \$700 for the event. Sharon has also been contacting the National Night Out to see what we could do in our community. The dog swim is currently planned for Labor Day when the pool closes.

3. Landscape – The park authority will not be using any common property for access when they do their trail work this fall. Their effort will probably start after we have begun our repairs. The Frank’s Lawn Care quote of \$1080 was authorized for clearing work around various trail repair locations. Ken wants to revisit the items Frank’s is responsible for based on new crew issues and more clearly spell the work effort. Up to \$1500 was authorized for an additional tree work quote.

4. Communication – The website overhaul is in progress. Danielle has been handling the Facebook page and views are up 675%. A site with GoDaddy has been started costing \$460 for three years.

5. Welcoming – Nothing to report.

6. Pool/Tennis Court – Steve is continuing to monitor water meter. Water usage appears to be normal. The new basketball hoop has been installed. The swipe status is at 58% of last year’s total, at this time. Pool usage based on swipes is on track to be equal to or greater than last year’s total. Frank described his efforts at cleaning up the tennis court surface. The lines are now clean. Various cracks and drainage issues were described by Frank. At some point this will need to be addressed.

I. Treasury Report:

1. Lisa has paid the church for the meeting space. She deposited \$200 in cash plus checks written for pool passes.
2. The 30-day CD matured on 7/3 and earned \$166 in interest. The \$100k was used to purchase a 5-year CD with a 3.3% interest rate maturing on 7/5/2023. This is part of our ongoing CD ladder plan.
3. As currently configured our CD ladder should generate a total of \$12,500 in interest.
4. The reserve contribution of \$50k was invested in a 60-day Treasury note with a rate of 1.92% which should earn \$250 in interest. The note will mature in time for the money to be used for the trail repairs.

J. Closed Session – The board held a closed session.

K. Open Session

Nothing additional discussed.

L. Adjourn

Meeting was adjourned at 10:00 P.M.

Submitted by Steven Fast