

Minutes - KFAMA Inc. Officers Meeting, January 21, 2019

Attending – Susanne Koenig, James Nelson, Emily McFarland, John Womack, Lee Snyder

Treasurer's Report –Filing a 501-C application is required as a non- profit corporation. KFAMA, Inc. also owes a license payment of \$30 to the State of West Virginia for forming the organization. John will issue a check. The safe keeping of legal documents has been assigned to the Treasurer. A starting balance of \$16,020.00 consisted primarily of income from an approximate 1/3 of total payment by Oak Meadow LLC and a few early lot owner payments. Factoring a monetary donation and expenditures, the account balance was recorded as \$14,762.97.

Lot owner appeals regarding annual lot fee. Lengthy discussion was prompted by a lot owner communicating inability to pay due to financial hardship. Ultimately the board hopes that a committee can be formed to act as an advisory to help resolve such issues. For the present, the policy adopted is to expect payment when billed. The Board feels obligation to adhere to the articles establishing the association in order to fairly represent the interest of the overall KFAMA membership. If a single payment in full is deemed a legitimate financial hardship, flexibility of payment options can be considered, but with conditional limitations: responsible communication regarding the situation is mandatory; no billing will be mailed for incremental payments; and regular payments must be made demonstrating a good faith effort to complete full payment by the end of the calendar year. Under these stipulations, leniency may be considered and penalty or legal action potentially deferred.

From a non-resident lot owner, an appeal questioned payment on the grounds that an improved road does not extend to his lots. Unfortunately, this is not a unique situation. Again, a pressing goal of the board is to establish a committee to assess the quality of roads community-wide and assign priority of order in which improvement will progress. Limitation of resources will mean that a thoughtful and rationally prioritized plan is necessary. Most-travelled roads will necessarily be a priority and, from there, improvements will extend out over time. The condition of roads has not developed overnight, and extensive remediation cannot be expected overnight.

Review of road related questions and concerns reported by Community members. Various concerns reported by community members were brought up for review and discussion, ranging from icy conditions at a school bus stop to a request by an approved volunteer for material to supplement road upkeep. Appropriate actions were considered for each instance and response to the lot owners was assigned to various board members. A commitment to priority response when alerted to imminent safety concerns was agreed upon by all. The condition of a few specific roads (Barbara/Daisy/Laurie/Wagon Trail) was discussed. Lee will review areas. Certain areas require a substantial re-build and need to be addressed according to an overall prioritized plan.

Possible re-configuration of rural mailboxes to sheltered cluster boxes. Initial focus on a rural mailbox issue has been raised by a Greenwood Road lot owner. With consideration for the increased security against pilfering and appeal of less visual clutter, the board discussed a

possibility of installing sheltered cluster boxes at strategic areas throughout KFA. The intent is to delegate research and follow-up to a committee, possibly led by the Greenwood Rd. lot owner. The issue is thought to come under the authority of right-of-way roadside care concerns.

Plan a communitywide meeting. Primarily to recruit volunteer participation on committees but also to promote a sense of community, planning a community meeting got underway. A main initial challenge was to find a venue, then distribute notices or invitations to encourage as wide participation as possible. James was to look at availability of Fire Hall as venue and source of some food/refreshment. Various board members volunteered to host food offerings and dinnerware so funds will not be taken from KFAMA revenue. The invitation will ask for potluck dishes to complete the dinner options.

Communitywide communication. James offered to show "Next Door" to Emily as way of distributing information.

Report submitted February 19th, 2019 by Susanne Koenig