

Minutes - KFAMA Inc. Officers Meeting, March 12, 2019

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

Treasurer's Report - Profit/loss statement. As of March 12th – Balance of **\$81,117.80**

Association tax status – In consultation with a CPA firm, John determined filing for 501(c)(4) status is not necessary. After filing a specific form the first year, no special filing required in coming years.

Advance planning for March 16th Community Meeting – Much of the current meeting involved preparation for the upcoming community meeting. No cost was required for the Fire Hall space (but a donation was to be made). The only obligation was to manage parking so that clear passage for emergency vehicles was maintained. Providing a financial report and printout of Snyder Environmental invoice for snow and road care was requested by Board Members. Lee Snyder apologized for not having the invoice ready for review at this meeting.

Road related issues

- 1) **Snow Care fund** – Motion passed that a reserve of \$20,000 be kept for 2019/20
- 2) **Merged lot legal requirements** - If a lot owner was billed for multiple lots but claims they are merged, the KFAMA Declaration stipulates recognition requires that lot consolidation must be by a Planning Commission approved merger. This opinion was reinforced by legal advice sought. One of the lot owner's request for consolidation was seen to conform to this requirement. A new bill will be generated and sent by Emily. For those lots merged via other authority, the response to the owners is to thank them for their initial payment and offer this advice: as a starting point, pursue consultation with the Planning Commission to establishing a KFAMA recognized merger. Emily would send responses to those lot owners who requested a merger of lots. Letter will mention local attorney Jim Crawford understands the requirements needed. It was also proposed that Susanne approach Planning Commission as if seeking to merge lots to learn about the cost and procedure involved.
- 3) **703 Wagon Trail Property** - Recommended response to owner, that 'since road has low traffic, it cannot be considered an immediate priority. The goal is to make everyone's lots accessible but, due to fiduciary responsibility to entire community, work will progress as best possible.' Wagon Trail Rd. is expected to be Initial focus.
- 4) **Scarlet Oak Drive lot owners** – Board agreed with their concern that Wagon Trail Rd. should be a priority, but proper fix will be costly. Plan is to select specific sections then identify providers to pursue cost estimates. Also, the Board acknowledged their point about difficult timing of payment date for road dues and request that alternate options be submitted. We also reaffirmed leniency policy: that legal action would not be pursued if good faith effort to pay is shown and payments made by end of year.
- 5) **Barbara Lane/Daisy Lane property** – condition should be checked by Susanne & Jim; response probably like that above, that low traffic cannot justify high priority attention.

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- 6) **Priority road care determination** - 4-wheel drive required for driving was identified as a good litmus test for road deterioration and assigning priority status for remediation measure.
- 7) **Oak Meadows, LLC road dues** – official notation that entire lot fees payment has been received.
- 8) **Draft request for RFP** – Lee submitted a draft to use as blueprint when seeking a Request for Proposal for roadwork.

Commons Areas - discussion of the following two issues tabled for next meeting: vehicle traffic crossing Commons property near lake; build embankment or barriers to discourage access to far end of parking lot by lake?

Next Officer's meeting scheduled - April 16th, but subsequently changed to **April 24th**, 2pm, 270 Industrial Blvd.

Report submitted May 9, 2019 by Susanne Koenig