

Minutes - KFAMA Inc. Officers Meeting, April 24, 2019

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

Treasurer's Report - Profit/loss statement. As of April 24th – Balance of **\$71,861.51**. John expresses open invitation to community member/s to review financial records. He is willing to accommodate their schedule as flexibly as possible.

Contingency Fee – president's recommendation to establish a contingency fee (as much as \$10,000), was countered by preference to hold off to see what funds are available after costly road repairs, esp. Wagon Trail Rd project. John will create line on financial report for **snow removal reserve fund of \$20,000** for 2019/20 season.

Road dues payment date – Discussion reached recommendation for 90-day allowance to make payment from date of January 1st billing. Per bylaws, 2020 budget must be determined prior to November 1st, which allows December advance notice to lot owners of upcoming dues. This would make April 1, 2020 the payment due date. (early notice was not possible in 2019 since KFAMA was established too late).

Road Related Issues

- 1) **Directory of providers** – names of lawn and road care providers mentioned. List still needs to be compiled.
- 2) **Roadside care** – James to develop RFP for mowing/roadside care.
- 3) **Millings and larger stone** – Millings source discussed (Jefferson Asphalt; Susanne will ask Andrew Griffin); potential provider for big stone—“dirty” but economic—Inwood quarry. Observation made that larger stone is hard to ‘tailgate.’
- 4) **Barbara Lane** – pending evaluation by James, motion passed to deliver additional load/s of dirty crusher 2” stone at Barbara Lane.
- 5) **Wagon Trail Road** – Due to demanding schedules, major work may not start imminently but highly desirable to get Snyder Environmental (SES) bid prior to Kable Excavating (since fully scheduled, Jefferson Contractors declined to bid). Emily will alert Shelly at Kable Excavating to send their bid directly to Susanne at home address. Once bids received, call upon community input to award project. In meantime, permission required where swale may cut into property adjacent to road. Lot owners to be contacted via certified mail (Susanne to send letter). As short-term measure, large stone to be dropped in eroded road edge areas. Anticipating road blockage once construction starts, prior to that, prepare to post signs locally.
- 6) **Volunteer labor** – Lot owner with new equipment (Kubota tractor + backhoe attachment) has offered help in Wagon Trail Rd. vicinity. Culverts near Wagon Trail & White Dogwood to be initial focus. Once drier, re-routing drainage channel near Greentree another potential project. Written policy to guide understanding with volunteers needs to be drafted (Susanne).

- 7) **Road work performed** – Week of April 16th, work performed on Wagon Trail Loop (grading, then stone spread to allow delivery of construction dumpster at residence)

Common Areas

- 1) **River access** – James introduced strategy to manage community access to common areas, specifically the river access. He proposes a resident ID be required as proof of valid access to areas. Card made available upon request once road dues paid. Roadside signs to be posted, 'Resident Use Only. ID card required.' In the event of non-compliance, these provisions allow police to be called.
Laminating machine and supplies expenses approved by vote (4-0). James to assemble and distribute cards. Vital Signs probably to be provider for street signs. Emily to send James list of those who has paid.
Initial proposal is that river access gate be left open (decision to be re-visited?).
- 2) **Protecting access to common area** – at parking lot by Cedar Lane and Keyes Gap roads, discussion of creating boulder barrier to block unauthorized residential traffic crossing common area

Road Signage and Safety issues

- 1) **Road signage** – James recommended signs at Westridge Hills as sample means to help to manage vehicle speed. Signs establish policy so that police presence can be requested to enforce speed limit.

Other Business

- 1) **Board number increase** – suggestion to add two additional board members. Lee absent, but discussion addressed need for additional participation to meet work demands. Move may also help respond to opposition contention that board is dominated by Snyder designated selections.

Next meeting date – June 12, 2019

Report submitted June 4, 2019 by Susanne Koenig