

Minutes - KFAMA Inc. Officers Meeting, January 22nd, 2020

Attending – Susanne Koenig, James Nelson, Emily McFarland, John Womack, Lee Snyder; guests Mark Kheim, Curt Mueller

Treasurer's Report and Financial

Cash Flow Statement – As of January 21st, Balance = **\$37,299.86** [\$20,000 of which is dedicated reserve for winter road care]. Board agreed to ultimately reserve \$50K minimally and change name, indicating fund is for emergencies as well winter road care, "Reserve for Snow and other Emergencies." Deferred payment to Kable Excavating for millings authorized. Is a KFAMA state tax return required? John will explore.

Insurance coverage of common areas – Still awaiting premium adjustment for coverage that includes common areas as well as roads.

Billing procedure for 2020 dues – as a procedural review, billing went routinely and minimal mailings were returned undelivered; payments are beginning to come in; a few people are using the vouchers provided for making 2020 payments.

Administrative

Returned certified mailings – the additional duplicate mailing (with 2020 budget and upcoming dues notice) seems to have reached people whose certified mailings had returned unclaimed.

Bylaws amendment – 10.5 votes still needed to reach requisite majority; James anticipates gathering additional votes, perhaps 4 to 7 more.

Names of Closing Agents – James provided list of agents. Letter to be sent to each agency requesting their aid to recover funds if a KFA property with a recorded lien comes up for sale.

Legal action against non-payers – Board agreed that legal action should be started; James to pursue identifying an attorney, learning process involved, and generally leading necessary action. A question arose about potential for collecting 'statutory' interest as part of funds recovery.

Road Safety and Signage

Contacting delivery service providers – Emily to seek main contact name for waste collection services. Susanne to draft letter requesting that Apple Valley Waste and Panhandle use their smaller trucks within KFA.

Speed management – research needed re. KFAMA feasibility to restrict speed and nuisance factor of ATVs and whether regs would positively impact cost of liability insurance. Regulations should address all vehicles, not specifically target ATVs. As speed deterrent, Mark suggested idea of hiring "secondary duty" security providers to periodically establish presence of a marked police car. Cost would need to be determined.

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Road Safety and Signage (continued)

Road signs – Larger bolts needed to install speed limit signs. Discussion of how to deter non-resident vehicles cutting through on Cedar Hill Drive between Keys Gap and Chestnut Hill.

Hydrants – Mark Kheim to re-visit hydrants to add larger visual marker.

Road Care/Maintenance issues

Tar and Chip Surfacing – per discussion, to be a viable option this surfacing requires a flat, solid established road base, so unlikely to be a widely practical solution in KFA.

Millings – millings acquired from Kable have less tar than previous source, so may not compact as effectively (but cost was less than stone, so still a bargain at the price); they need to be used when summer heat will promote adhesion. Lee mentioned possible source of better-quality millings as future acquisition.

White Dogwood and Wagon Trail follow-up care – in spring these roads will need additional application of gravel. **Barbara Lane** and **Sprouse Lane** will be among earliest roads addressed.

Mudhole at Lakeview near Blue Ridge Acres – road surface ultimately needs to be built up higher to raise it above pond overflow. Follow-up letter to be sent to Ms. Weese.

Culverts – Emily to remind Lee to draft specification guidelines for policy regarding culverts installed with new construction. Brief discussion that this year drainage and culvert issues should be a maintenance/repair focus.

Common Areas and Related Policy

ID cards – James called upon entire board to consider policy and guidelines for use of the ID cards. The intention is to make them available for valid use by Memorial Day weekend. Other policies to consider are restrictions on ATVs (limits on speed, noise and road damage; that they must follow all rules of the road); other – no swimming in common area water bodies; no motorized watercraft. Overnight camping at common areas to be addressed only if it becomes a trouble issue.

Next regular officers' meeting: 2pm February 26th (fourth Wednesday of month)

Location – Conference Room, 270 Industrial Blvd., Kearneysville