

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

Attending – Susanne Koenig, James Nelson, Emily McFarland, John Womack, Lee Snyder (due to Covid precautions, guest attendance restricted)

Treasurer's Report and Financials

Cash Flow Statement – As of April 22nd, Balance = **\$82,089**.

Administrative

Proposed Sub-division Rules – James introduced a draft of rules for review, revision and approval. They include member use of common areas and vehicle restrictions. Once finalized, rules are to be posted on the website to satisfy the 20-day public notice required before they become officially enacted.

Bylaws amendment – recruiting new ballots is impeded by current social distancing measures.

Road Safety and Signage

Speed sign installation – One final sign was left to install [has since been installed]

ATV use management – Adopting county ATV regulations was not regarded as practical; instead “No operation of unlicensed vehicles on KFA community roads” will be included in the proposed rules (see above)

“Road Closed” signs – Emergency Services conveyed a concern regarding an attempt to reach the scene of an injury near the river area. Response time was delayed by taking roads no longer maintained as thru roads. As a remedy, “Road Closed” signs have been ordered (cost of \$201 for ten signs) and availability of sign posts for installation has to be determined.

Road Care/Maintenance issues

Barbara Lane project – much of roadwork had been completed but Grove recommended installing an additional culvert under Laurie Drive to run parallel with Barbara Lane. The price would be an additional \$1200. Culvert installation was approved.

Cedar Hill Drive – Asphalt Unlimited had been contacted; awaiting quote at two price points - if order of *up to* 50 tons or, if *more than* 50 tons. Lee to reach U.S. Paving for comparison pricing. Culvert installations and speed hump pricing to be considered as part of overall project. Speed hump dimensions need to be determined.

Short Drive mailbox perimeter – adding a concrete step to improve approach to cluster mailboxes during inclement conditions to be explored (James).

Renie Drive – James to make initial recommendation re. road drainage and grading required to improve lower Renie Drive. Lee also to meet with Kevin Grove to assess and develop plan.

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

Strategies likely to include: cut through sections of embankment to allow drainage to run over hillside and culvert installation/s. (Perhaps combine with work at top of Wagon Trail Loop?)

White Dogwood – to improve water runoff just above White Dogwood Place, contact homeowners Byrd/Sorrell with incentive proposal: approach them about paying cost of pipe as contribution toward installing culvert under their driveway. Culvert pipe has to be priced (24 ft. of 15" pipe).

Scarlett Oak – proposed recommendation: improve drainage along east side of road and build up west side of road to direct runoff to east side as much as possible. Mike Rood to be contacted about homeowner cooperation with diverting driveway runoff to ditch instead of washing into roadway. Water collecting close to nearby water valve tested negative for chlorine residue; therefore, rather than a waterline leak, water is presumably due to a natural spring.

Burkett and Lakeview Drives – freeze/thaw cycles are promoting ruts and potholes; the roads need to be re-graded and get top-off load of stone. Before spreading any millings, aim for June heat.

Wagon Trail Road – to maintain last year's project, spread top layer of stone; section of road between Greentree and Cedar Hill is a priority candidate for surface repair.

Sprouse – Request Kevin Grove to assess and provide recommended plan; perhaps push trees over to allow improved drainage, re-grade and lay stone. Combine with work on Wagon Trail?

Common Areas and Related Policy

ID cards – board agreed on proposal to distribute ID card to every community member by including it in the annual mailing of road fee bill.

River area improvements – to limit boggy area and protect road beyond gate from deep rutting caused by traffic, James offered the following proposal: install culvert to divert runoff (from west side to east side of road) to wooded section near BRA property line where there's a natural drainage swale. For improved parking area safety, he recommends cutting away a section of trees to open line of sight between access gate and beach section. He expects much of labor involved to be offered by volunteers.

Landscaping services – reviewed areas to add to mowing contract – near ponds and river area.

Possible septic infraction – Health Department (and Kevin Grove) explained roof runoff is being diverted by pipe to avoid septic field. While discharging close to KFA border, it's rain water, not septic overflow.

Next regular officers' meeting: 2pm May 27th (fourth Wednesday of month)

Location – Conference Room, 270 Industrial Blvd., Kearneysville