

Minutes - KFAMA Inc. Officers Meeting, January 27th, 2021

Attending – Susanne Koenig, James Nelson, Emily McFarland, Jody Rosier, Lee Snyder (late arrival); guest visitors Mark Kheim, sheriff's assistant and Sheriff Hansen

Treasurer's Report and Financials

Cash Flow Statement – General Fund as of January 26th = **\$25,043**. The \$40,000 segregated as a 'Reserve for Snow Removal and Other Emergencies' will now formally be transferred to a separate account, "Emergency Reserve Fund." Routine plowing costs will be paid from general funds.

- 1) **Prorated road fee.** The Board favored seeking dues prorated for the portion of 274 days that an interim owner held 107 Greenwood
- 2) **Billing for 2020 annual road fee.** Uncertain addresses were checked through Tax office records. Otherwise, Secretary McFarland oversaw all stages of implementation, encountering no problems.

Special guest, Sheriff Tom Hansen. By invitation, newly elected Sheriff Hansen attended, primarily to address ATV concerns. Recurring issues are familiar to his office – noise nuisance, hazardous driving speed, property damage and possible mail interference. He intends greater deputy presence in the mountain area as deterrence and to reduce response time. He's developing an ATV pursuit capability. Recent code changes allow legal road use by ATVs, but vehicles can be impounded and youth drivers or the parents cited if no proper registration. Photos or video not accepted as evidence; to act, infractions must be witnessed by officers. Within subdivision, officers limited to enforcing only DUI or reckless driving (above 40 mph). He mentioned recreational resources can be brought to community by Parks & Rec mobile program.

Administrative

Legal action to collect past due amounts – Reviewed multiple steps involved:

- a) James and another board member meet with attorney to learn legal procedure
- b) Legal action, particularly paperwork, is time consuming process
- c) Confirm Magistrates Court has resumed sessions; limited number of cases can be submitted at a time
- d) Publicly announce that collection of any amount past due over a year old to be pursued

2020 Annual Meeting postponement – legal requirement exerts pressure to re-schedule meeting. Various ideas discussed how to conduct accessible yet safe meeting. Outdoor venue safest, but uncertain weather a deterring factor. Availability of Lions Club Center meeting space to be explored. Zoom meeting option weighed, but concern that it limits participation to those with tech access. Remote voting could be handled through 'Survey Monkey' (but how confirm who's actually voting?). Is there any Bylaws prohibition against an online meeting?

Culvert Policy amendment – revisited policy provision that calls for lot owners to contribute toward cost when culvert installation proposed at an already established driveway. Vote rescinded intent to ask lot owners to contribute, on basis that – provision hampers progress

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and, as a KFAMA project within road easement, cost should be borne by KFAMA. Previously discussed residential driveway Barbara Lane to be re-visited to assess need to install culvert

Common Areas

- 1) **Mowing contract** – with landscape care now a substantial regular expense, decision made to revise contract then put out new call to providers for quotes
- 2) **River area surveillance** – to monitor river area mischief, suggestion to contribute toward nearby resident's surveillance system not recommended. Instead, count on promise of increased deputy presence, especially with anticipated sheriff's ATV brigade
- 3) **Tire and large refuse roadside clean-up** – discussion deferred until Lee can offer input about resources for collecting and hauling items
- 4) **ID cards/river gate lock** – debated implementation of special proprietary keyed lock v. combination lock at river gate. Decision dependent on if special lock can be secured to thwart theft or misplacement. If stay with combo lock, ID cards would include lock code. Cards potentially distributed with announcement of re-scheduled Annual Meeting

Road Care/Maintenance issues

- 1) **Scarlett Oak project update** – impressive progress reported by Stephanie Reel re. water line upgrade and road restoration project
- 2) **Beverly Place improvement project** – approved Grove Enterprises proposal
- 3) **Routine drainage care and road surface upkeep** – reviewed proposal but deferred action until greater clarification of how to specify project parameters. Waiting until scope of this year's projects is better known before committing specific amount toward general maintenance
- 4) **Short Drive** – briefly discussed project timeline to upgrade Short Drive entry (proposed by Lee who will fund it). Postal carrier's request for roof shelter over cluster mail boxes mentioned. Could solar roof panels be installed as power for lighting?
- 5) **Paving projects** – Short Drive project seen as possible starting point for KFAMA funded paving in that sector. Follow-up details for Short Drive project desired by April
- 6) **Cedar Hill Drive** – asphalt patching to repair second half of Cedar Hill Drive seen as ceding priority to paving section/s at Short Drive | Lakeview | Burkett

Next meeting – 2pm February 24th, fourth Wednesday of the month