

**Postponed 2020 Annual Meeting of KFAMA 2pm Sunday April 25th  
2021 At Mason Pavilion, Sam Michael's Park, Shenandoah Junction  
For KFAMA Members (KFA lot owners) and interested Community Members**

## **AGENDA**

### **2pm Meeting Call to Order**

- 1) **Welcome.** Reminder of physical distancing and nose and mouth cover worn properly
- 2) **Sign-in and contact information necessary.** Distribute Agenda/Budget/ballots/paperwork. Describe procedure for submitting questions. Public comment time near end of meeting.
- 3) **Introduce Board members**
- 4) **Special Guest – Sheriff Hansen**

**Treasurer's Report** – review of current financial report and overview of 2021 proposed budget

### **Overview of 2020 accomplishments**

- 1) **Administrative routines established** – monthly Board meetings; Minutes posted on [KFAMA.org](http://KFAMA.org) website; Mowing and snow removal contracts established; Initial rules and regulations published related to Common areas and roads
- 2) **2020 Common Area care** – routine mowing; roadside trimming along busiest roads; downed tree removal; concrete step added at cluster mailbox; signs posted - speed limit, "Road Closed" and 'No Trespassing'; ATV nuisance issues. River shoreline clean-up with picnic cookout Sunday May 16<sup>th</sup> (May 23<sup>rd</sup> rain date) – please sign sheet.
- 3) **2020 major road projects** – restoration or patching at: Barbara Lane; Cedar Hill Dr; Renie Dr; Wagon Trail; Sprouse Lane
- 4) **Index cards for reporting road issues** – suggest future projects, location and priority

### **Election: 3 vacancies – two expired Board positions (2-year terms) + vacancy by retirement**

- 1) **Call for nominations** – owning a lot is sole qualification to be a candidate; bio or qualifications may be volunteered (cannot legally be requested); Board members presently serving are seeking re-election, please write in additional candidate nominations
- 2) **Proxies** – brief review of why proxy may be required and how votes will be tabulated
- 3) **Call for vote** – distribute ballots; time to mark and collect ballots; votes tallied by audience
- 4) **Bylaws amendment to expand size of Board** – reminder that ballots are available by request

### **Encourage Community participation, vital role of volunteer contributions**

- 1) **Public comment** – 60-second speaking limit to allow all to be heard
- 2) **Please report issues** – if we don't hear, we may not be aware; everyone pitching in makes a difference; please contribute ideas, constructive approach to problems; Thank you to those who generously provide volunteer labor and ideas
- 3) **Delinquent payments** – total nearly **\$37,000**; Legal action has only temporarily been deferred

### **Other final business?**

At close of meeting, we'll collect index cards if you still have questions or comments.

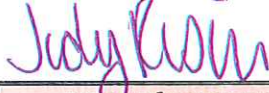
Thank you very much for attending.

**KEYES FERRY ACRES MAINTENANCE ASSOCIATION**  
**2021 Budget vs 2020 Actual**

Lot Fees per year
Percent Increase

	Official Budget	Actual	Proposed Budget
	2020	2020	2021
\$	175	\$ 175	\$ 175
	16.7%	0.0%	0.0%
<b>AMOUNT</b>		<b>AMOUNT</b>	<b>AMOUNT</b>
Cash Carryforward	-	5,446.66	5,452
Oak Meadows (Paid in full)	65,888	65,888	66,238
Lots owned by individuals	41,841	41,019	36,000
Income from Collection on suits/liens (Estimated)	7,000		5,000
Donation		475	
<b>Total Cash In</b>	<b>114,729</b>	<b>107,381</b>	<b>107,238</b>
<b>Cash Out:</b>			
Bank Charges & Fees	100	105	70
Tax Preparation	750	250	275
Legal Fees	3,500	-	3,500
Mowing	2,500	7,100	7,875
Office Supplies & Software	600	686	1,268
Post Office Expense (Mailings)	2,000	1,758	2,000
Liability Insurance	3,000	1,777	1,800
Taxes and Licenses	75	26	50
Snow Removal		1,330	
Road and drainage repairs, maintenance and upgrades	63,704	59,898	61,400
SES payment for work performed in 2019 @ \$750/month	9,000	9,000	9,000
<b>Sub-total Road Work Done</b>	<b>77,204</b>	<b>68,898</b>	<b>70,400</b>
Reserve for snow removal	20,000	20,000	20,000
Reserve Contingency Fund (\$5,000 desired)	5,000		
<b>Total Cash Out</b>	<b>114,729</b>	<b>101,929</b>	<b>107,238</b>
Bank balance end of year	-	5,452	-

JODY ROSIER, TREASURER



Reserve for snow removal and other contingences	Amount
2019	20,000
2020	20,000
2021	20,000
<b>Total</b>	<b>60,000</b>

# KEYES FERRY ACRES MAINTENANCE ASSOCIATION

## 2021 BUDGET & 2021 YTD Actual

	Proposed Budget	Actual	Projection thru 12/31/2021
<b>2021</b>	<b>2021 YTD</b>		
Lot Fees per year	\$ 175	\$ 175	
Percent Increase	0.0%	0.0%	
<b>AMOUNT</b>	<b>AMOUNT</b>		<b>Projection thru 12/31/2021</b>
Cash Carryforward	-	5,452.00	95,522.25
Prepayment for 2020			
Oak Meadows (Paid in full)	66,238	66,238	-
Lots owned by individuals	36,000	37,076	-
Income from Collection on suits/liens (Estimated)	5,000		0
Donation	-	50	-
<b>Total Cash In</b>	<b>107,238</b>	<b>103,364</b>	<b>95,522</b>
<b>Cash Out:</b>			
Bank Charges & Fees	70	-	70
Tax Preparation	275	-	275
Legal Fees	3,500	-	3,500
Mowing	7,875	-	7,875
Office Supplies & Software	1,268	173	1,095
Post Office Expense (Mailings)	2,000	188	1,812
Liability Insurance	1,800	1,825	-
Taxes and Licenses	50	25	25
Rent Expense for Annual Meeting	-	175	-
Snow Removal	-	1,645	-
Road and drainage repairs, maintenance and upgrades	61,400	3,810	57,590
SES payment for work performed in 2019 @ \$750/month	9,000	-	9,000
<b>Sub-total Road Work Done</b>	<b>70,400</b>	<b>3,810</b>	<b>66,590</b>
Reserve for snow removal	20,000	-	20,000
Reserve Contingency Fund (\$5,000 desired)			
<b>Total Cash Out</b>	<b>107,238</b>	<b>7,842</b>	<b>101,242</b>
Bank balance end of year	-	95,522	(5,719)

JODY ROSIER, TREASURER

Reserve for snow removal and other contingences	Amount
2019	20,000
2020	20,000
2021	20,000
<b>Total</b>	<b>60,000</b>

# Keyes Ferry Acres Maintenance Association Inc

## Profit and Loss

January - December 2020

	TOTAL
Income	
Maintenance Fee Revenue	107,399.48
Unapplied Cash Payment Income	-893.39
<b>Total Income</b>	<b>\$106,506.09</b>
GROSS PROFIT	<b>\$106,506.09</b>
Expenses	
Bank Charges & Fees	105.00
Insurance	1,776.72
Mowing	7,100.00
Office Supplies & Software	685.50
Post Office Expense	1,758.40
Professional Fees	250.00
Repairs & Maintenance	11,101.21
Road Work	57,396.90
Snow Removal	1,330.00
Taxes & Licenses	26.00
<b>Total Expenses</b>	<b>\$81,529.73</b>
NET OPERATING INCOME	<b>\$24,976.36</b>
Other Income	
Donations	475.00
<b>Total Other Income</b>	<b>\$475.00</b>
NET OTHER INCOME	<b>\$475.00</b>
NET INCOME	<b>\$25,451.36</b>

# Keyes Ferry Acres Maintenance Association Inc

## Balance Sheet

As of December 31, 2020

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
BCT - Checking	10,898.02
Reserve for Snow and Other Emergencies	40,000.00
<b>Total Bank Accounts</b>	<b>\$50,898.02</b>
Other Current Assets	
Prepaid Lot Fees	0.00
Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$50,898.02</b>
<b>TOTAL ASSETS</b>	<b>\$50,898.02</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Early Lot Payments Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$0.00</b>
<b>Total Liabilities</b>	<b>\$0.00</b>
Equity	
Retained Earnings	25,446.66
Net Income	25,451.36
<b>Total Equity</b>	<b>\$50,898.02</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$50,898.02</b>

# Keyes Ferry Acres Maintenance Association Inc

## Profit and Loss

January 1 - April 24, 2021

	TOTAL
Income	
Maintenance Fee Revenue	103,741.29
Unapplied Cash Payment Income	-77.34
<b>Total Income</b>	<b>\$103,663.95</b>
GROSS PROFIT	<b>\$103,663.95</b>
Expenses	
Insurance	1,825.30
Office Supplies & Software	173.40
Post Office Expense	188.00
Rent & Lease	175.00
Road Work	3,810.00
Snow Removal	1,645.00
Taxes & Licenses	25.00
<b>Total Expenses</b>	<b>\$7,841.70</b>
NET OPERATING INCOME	<b>\$95,822.25</b>
Other Income	
Donations	50.00
<b>Total Other Income</b>	<b>\$50.00</b>
NET OTHER INCOME	<b>\$50.00</b>
NET INCOME	<b>\$95,872.25</b>

# Keyes Ferry Acres Maintenance Association Inc

Balance Sheet  
As of April 24, 2021

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
BCT - Checking	106,770.27
Reserve for Snow and Other Emergencies	40,000.00
<b>Total Bank Accounts</b>	<b>\$146,770.27</b>
Other Current Assets	
Prepaid Lot Fees	0.00
Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$146,770.27</b>
<b>TOTAL ASSETS</b>	
	<b>\$146,770.27</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Early Lot Payments Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$0.00</b>
<b>Total Liabilities</b>	<b>\$0.00</b>
Equity	
Retained Earnings	50,898.02
Net Income	95,872.25
<b>Total Equity</b>	<b>\$146,770.27</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$146,770.27</b>

**Keyes Ferry Acres Maintenance Association Inc**  
**A/R Aging Summary**  
As of April 24, 2021

	2021 Dues	2020 Dues	2019+ Dues	Total
KFA Lot Owner	350.00			350.00
KFA Lot Owner	350.00	350.00	300.00	1,000.00
KFA Lot Owner		37.00		37.00
KFA Lot Owner	525.00			525.00
KFA Lot Owner	175.00	175.00	150.00	500.00
KFA Lot Owner	350.00	350.00	300.00	1,000.00
KFA Lot Owner	175.00	175.00	150.00	500.00
KFA Lot Owner	350.00			350.00
KFA Lot Owner	175.00	175.00	150.00	500.00
KFA Lot Owner	1,037.50			1,037.50
KFA Lot Owner		138.00		138.00
KFA Lot Owner	175.00			175.00
KFA Lot Owner	525.00			525.00
KFA Lot Owner		87.26	300.00	387.26
KFA Lot Owner	350.00	350.00		700.00
KFA Lot Owner	525.00	525.00	450.00	1,500.00
KFA Lot Owner	700.00	700.00	600.00	2,000.00
KFA Lot Owner	175.00			175.00
KFA Lot Owner	700.00	233.00		933.00
KFA Lot Owner	175.00			175.00
KFA Lot Owner	175.00			175.00
KFA Lot Owner	525.00	525.00	450.00	1,500.00
KFA Lot Owner	350.00			350.00
KFA Lot Owner	175.00	175.00	150.00	500.00
KFA Lot Owner	350.00	350.00	300.00	1,000.00
KFA Lot Owner	175.00	175.00	150.00	500.00
KFA Lot Owner	350.00	350.00	300.00	1,000.00
KFA Lot Owner	175.00			175.00
KFA Lot Owner	175.00	175.00	150.00	500.00
KFA Lot Owner	350.00	350.00		700.00
KFA Lot Owner	350.00	350.00	300.00	1,000.00
KFA Lot Owner	350.00	350.00	150.00	850.00
KFA Lot Owner	175.00	175.00	150.00	500.00
KFA Lot Owner	200.00			200.00
KFA Lot Owner	525.00			525.00
KFA Lot Owner	350.00	350.00	300.00	1,000.00
KFA Lot Owner	175.00	175.00	150.00	500.00
KFA Lot Owner	350.00	350.00	300.00	1,000.00
KFA Lot Owner	175.00	175.00		350.00
KFA Lot Owner	175.00	175.00	150.00	500.00
KFA Lot Owner	525.00	525.00	450.00	1,500.00
KFA Lot Owner	175.00			175.00
KFA Lot Owner	350.00	350.00	300.00	1,000.00
KFA Lot Owner	350.00	350.00	300.00	1,000.00
KFA Lot Owner	350.00	350.00	300.00	1,000.00
KFA Lot Owner	700.00	700.00		1,400.00
KFA Lot Owner	350.00	350.00	150.00	850.00
KFA Lot Owner	175.00			175.00
KFA Lot Owner	350.00	350.00	300.00	1,000.00



KFA Lot Owner	175.00	175.00	75.00	425.00
KFA Lot Owner		74.00		74.00
KFA Lot Owner	350.00	350.00		700.00
KFA Lot Owner	-350.01			-350.01
KFA Lot Owner	350.00	350.00	150.00	850.00
KFA Lot Owner	-116.66			-116.66
KFA Lot Owner	350.00	350.00	300.00	1,000.00
KFA Lot Owner	350.00	250.00		600.00
KFA Lot Owner	350.00	350.00	300.00	1,000.00
KFA Lot Owner	175.00	175.00	150.00	500.00
KFA Lot Owner	700.00	700.00	600.00	2,000.00
KFA Lot Owner	350.00			350.00
KFA Lot Owner	700.00	700.00	600.00	2,000.00
KFA Lot Owner	175.00			175.00
KFA Lot Owner	350.00			350.00
KFA Lot Owner	175.00	175.00	150.00	500.00
KFA Lot Owner	175.00			175.00
KFA Lot Owner	175.00			175.00
KFA Lot Owner	175.00			175.00
KFA Lot Owner	437.50			437.50
KFA Lot Owner	350.00	350.00		700.00
KFA Lot Owner	175.00	175.00	150.00	500.00
KFA Lot Owner	175.00			175.00
KFA Lot Owner	350.00			350.00
KFA Lot Owner	350.00	350.00	300.00	1,000.00
KFA Lot Owner	700.00	700.00	600.00	2,000.00
KFA Lot Owner	875.00	875.00	750.00	2,500.00
KFA Lot Owner	350.00			350.00
KFA Lot Owner	175.00	175.00	150.00	500.00
KFA Lot Owner	350.00	350.00	300.00	1,000.00
KFA Lot Owner	525.00	350.00	450.00	1,325.00
KFA Lot Owner	0.98			0.98
KFA Lot Owner	175.00	175.00	150.00	500.00
KFA Lot Owner	350.00	350.00	300.00	1,000.00
KFA Lot Owner	350.00			350.00
KFA Lot Owner	175.00	175.00	150.00	500.00
KFA Lot Owner	350.00			350.00
KFA Lot Owner	525.00	525.00	450.00	1,500.00
KFA Lot Owner	875.00	875.00		1,750.00
KFA Lot Owner	175.00	175.00	150.00	500.00
KFA Lot Owner	175.00			175.00
KFA Lot Owner	525.00	525.00	450.00	1,500.00
KFA Lot Owner	525.00	525.00	450.00	1,500.00
KFA Lot Owner	175.00			175.00
KFA Lot Owner	525.00			525.00
KFA Lot Owner	350.00			350.00
KFA Lot Owner	525.00	525.00	450.00	1,500.00
KFA Lot Owner	175.00	175.00	150.00	500.00
KFA Lot Owner	175.00			175.00
TOTAL	\$ 31,309.31	\$ 21,469.26	\$ 14,925.00	\$ 67,703.57