

Minutes – (Postponed) 2020 KFAMA Inc. Annual Meeting, April 25th, 2021

Location – Mason Pavilion at Sam Michaels' Park, 2pm Sunday April 25th

Attending – 21 total, including Board Members and invited guest, Sheriff Tom Hansen

Special Guest – The meeting opened with **Sheriff Tom Hansen** explaining his law enforcement approach for coverage of the mountain area. He expects officers to be a familiar presence rather than deployed only when called out. The department is stretched to provide 24/7 countywide coverage (short by about 8 personnel based on population and geography). As budget allows, an ATV team for more effective response is planned. He's well aware of longstanding ATV issues; there are no easy answers and 'no chase' policy means limited apprehension. On sub-division private roads, pursuit of drivers is limited to DUI or excessive speeding infractions.

Business – Formal business began by introducing each Board Member. Meeting was then turned over to Treasurer Jody Rosier, to review 2020 financials and provide a present update.

Treasurer's Report & Financials

Budget Report. (Itemized documents are included on the website.) The 2020 proposed budget was compared to actual expenditures. At the close of 2020, **\$5,452 carried over to 2021**. Road work was by far the greatest annual expense, totaling **\$68,898**. As of April 24, 2021, present **funds available = \$146,770**. Out of that total, a **\$40,000 Emergency Reserve Fund** is set aside for major unanticipated expenses (another \$20,000 will be transferred to the Reserve Fund near the end of FY 2021, if possible). Projected **2021 road repair costs will be \$61,400**. A list of uncollected funds dating from 2019 indicates the extent and number of residents who owe payments. Because of Covid hardships, pursuing collection was delayed. An appeal at the meeting was made for assistance with the legal process, which is ready to begin this year.

2020 Accomplishments

2020 Board activity. Established administrative routines were maintained: monthly Board meetings are held with budget report updates. Formal contracts have been established for key services such as plowing, landscaping, tax preparation and insurance. As guidelines to courteous and safe behavior within KFA, initial rules and regulations have been written.

Tangible 2020 accomplishments. Road improvement projects were reviewed—roadside drainage and significant surface repairs were completed at Barbara Lane, Cedar Hill Dr, Renie Dr, Wagon Trail Rd and Sprouse Lane. Roadside trimming cleared line of sight along highly trafficked road sections. Safety and accessibility were enhanced by installing an additional concrete step to the platform at the cluster mailbox on Short Drive.

Election to Fill Three Board Vacancies

Positions filled. The three board members already serving were each on the ballot for reelection. No further nominations were added, so a motion was made to elect all three nominees as named on the ballot (motion by N. Hill, second by J. Douglas). By a show of hands, a near-unanimous vote elected Jody Rosier, James Nelson and Susanne Koenig.

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Community Voices

Why add two more members to the Board? This was asked after announcing that only 7 ballots are needed to trigger a special community vote for a Bylaws amendment. (Changing the size of the Board requires a formal Bylaws amendment.) The Board favors more members to share the work. The change is also a response to adamant concern voiced within the community that those who actually reside in KFA should have greater representation. As a reminder, Board meetings are open, and guests are encouraged to attend and speak. Any community member committed to a special interest can make a difference, no election required.

Road care issues. Two residents raised questions about road care cost savings. Since Blue Ridge Acres owns road care machinery, that was mentioned as an example of possible savings if volunteers had the opportunity to offer routine road maintenance. Therefore **a)** It was suggested that KFA purchase equipment to allow similar volunteer labor. **b)** A related question was whether residents can be reimbursed for stone they personally paid for to grade or fill potholes?

The response to a) came primarily from Vice-president James Nelson: dependence on volunteer labor hasn't been entirely successful for Blue Ridge Acres. For KFA, the purchase, storage, insurance and maintenance costs of a large piece of machinery have to be weighed against the more cost-effective option of using a contractor instead. The contractor already used for most subdivision road repairs is local, familiar with the roads, and reliably available at a very reasonable rate. Within that modest rate, all insurance, purchase and maintenance responsibility for major equipment is borne by the contractor.

The response to b) is that when a volunteer has requested stone for filling potholes or grading a nearby road section, KFAMA has delivered a supply. If secure storage is available, a modest stone stockpile can be delivered for that purpose.

Ways to help. Mow or clear snow around a fire hydrant to keep it in clear view; trim roadside branches; mow an extra roadside section; pick up litter. Pitch in; lending a hand is infectious! The KFAMA Board highly values volunteer help, and neighbors along that road especially appreciate it. For your generous community contribution, thank you to these volunteers.

Shoreline Pick-up and Picnic Cook-out

10am Sunday May 16th (May 23rd rain date) You're invited to a second Shoreline Spruce-up Day. A picnic cook-out for those who join will be hosted by nearby residents. Food and refreshments will be provided but side dishes or goodies are most welcome! Bring your clippers, pruners, rake and gloves to help clear the line of sight between the gate and river shore. To estimate how much food to provide, if attending please RSVP:

PLEASE!! let Emily know at **304-725-3278** or support@KFAMA.org.

Meeting concluded

The meeting adjourned at 3:45 pm.