

Minutes - KFAMA Inc. Officers Meeting, May 25th, 2021

Remote Zoom meeting. Attending – Susanne Koenig, James Nelson, Emily McFarland, Jody Rosier, Lee Snyder; and KFA resident guests Bryan Sutherland and Mark Kheim

Treasurer's Report & Financials

Cash Flow Statement – General Fund as of May 25th = **\$106,290** (of which **\$40,000** is held in BCT Reserve Savings Fund). Authorization approved to pay this year's installment for past road work done by SES

Administrative

- 1) **KFAMA authority over easements** – letter to explain to Jefferson County GIS/Addressing Office about residential entry onto Sprouse Lane: KFAMA legal steward of road system; two driveways already enter Sprouse; road has been widened/improved; safer entry location than Cedar Hill Dr

Common Areas

- 1) **Shoreline Spring Spruce-up project** – significant area cleared by about 10 adults; James proposed renting a stump grinder to clear trunks left behind. Board approved up to \$500 to fund project
- 2) **Shoreline July 4th celebration** – permission granted for shoreline picnic gathering that would include fireworks
- 3) **Shore area camping** – parking at our gate then crossing KFA land, campers are trespassing to make camp (without permission) on land adjacent to KFA. If required, James will price and draft a warning sign that such vehicles will be towed
- 4) **Field by lake at Keys Gap** – K&E Landscaping doesn't own a bush hogger; Lewis Painter uninsured; check R&L or Shepherdstown Lawns to see if they have equipment
- 5) **Same field, proposed tree removal** – seek bids for removal of dead trees (4 large and 2 small); also, for remaining trees being choked, cut off vines at ground level
- 6) **Hilltop Loop roadside trimming** – quote needed for trimming to restore line of sight
- 7) **KFA Cleanup Event** – Stephanie Reel has announced JUI sponsored Community Clean-up Events (one for Westridge Hills; one for KFA / Campsites); proposed days TBD June 22nd, 23rd 9-3; Board is pleased to participate
- 8) **Common lot with private shed** – Owners of private shed on Sec. 15, lot 11 (a KFA Common lot) have agreed to remove it in response to our written request

Road Related Issues

- 1) **Various projects discussed, but most decisions deferred waiting for cost estimates:**
 - a) **Renie Drive** – ditches filling with stone washed off road, but surface holding up well
 - b) **White Dogwood** – for present, defer any more stone top off
 - c) **Wagon Trail** – fill potholes near shale outcrop, possibly using millings
 - d) **Lakeview potholes** – awaiting quote about delivery/distribution of stone or millings
 - e) **Kelly Drive** – probably spread millings esp. when weather is hot; awaiting recommendation and cost from Kevin

Next meeting – 2pm Wednesday June 23rd

Minutes - KFAMA Inc. Officers Meeting, May 25th, 2021

- f) **Greentree** – waiting to assess need after JUI waterline work completed there
- 2) **Sections to pave** – Which road sections to pave and how to share costs with Keyes Crossing (KC) discussed as follows:
 - a) **Asphalt paving priced** – Two paving contractors gave cost for ‘scratch and level’ course to fill in low spots, with 3” overlay where there’s an existing asphalt base. Quotes were **\$2.75** sq. ft. from Huey’s; **\$2.25** sq. ft. from Slonaker’s. Prior to awarding a contract, bids for specific limits of work would be solicited from at least these two contractors
 - a) **Short Drive entry upgrade** – seen as priority project with shared cost proposal: KC contribution of \$15K | KFAMA estimated contribution of \$15 to \$20K; project to include a pullover lane in front of cluster mailboxes which are to be moved north of current location; Frontier to be contacted to request moving utility pole
 - b) **Keyes Crossing additional proposal** – For road paving near newly built houses on Wagon Trail Rd and Cedar Hill Dr, KC is offering to contribute up to \$30,000 total (\$5,000 per house site). KC requests that KFAMA match at least that amount
 - c) **Wagon Trail (between Walnut Hill and Cedar Hill Dr)** – prior to paving this Wagon Trail section, Keyes Crossing would widen road to 18 ft. (+/- 12 ft. wide presently) and spread gravel
 - d) **Burkett/Lakeview** – amount of paving along these roads will depend on extent of Short Drive project and generally on other project cost commitments

Next meeting – 2pm Wednesday June 23rd