

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

Attending – Susanne Koenig, Emily McFarland (1st half), Jody Rosier, Lee Snyder; Guest KFA resident Bruce Rentrop

Treasurer's Report & Financials

Cash Flow Statement – General Fund as of August 25th = **\$94,163** (plus **\$40,000** Reserve Fund)

- 1) **Escrow Account** – Bank paperwork establishing new account signed by Board members; Jody Rosier and Lee Snyder the two authorized signers; \$30,000 expected initial deposit by Keyes Crossing to be met by KFAMA dollar-for-dollar match to fund road projects near new-builds by Keyes Crossing
- 2) **Regular checking** – names on account updated; KFAMA Secretary already an authorized check signer
- 3) **Reserve Fund** – agreed to transfer of \$10,000 to Reserve Fund (additional amount to potentially be added later as budget allows)
- 4) **Payment arrangement** – mowing landscaper has agreed to monthly rather than bi-weekly payment
- 5) **2022 Budget Proposal** – Budget reviewed; final version for communitywide distribution to closely duplicate 2021 Budget proposal

Administrative

- 1) **Annual Meeting advance prep** – ongoing Covid concerns mean seeking pavilion at Sam Michael's Park (used for previous Annual Meeting), 2pm on a Sunday in October, TBD; pages listed that will be included in mailing; Agenda similar to previous Annual Meeting
- 2) **Legal training** – appointment with attorney to be scheduled, time/date TBD
- 3) **KFA lots = 743** – due to recent merges there are fewer lots now than the previous total of 750

Common Areas

- 1) **Field by lake at Keyes Gap**
 - a) **Bush hogging** – most of field was mowed by K&E Landscaping without authorization but not to be billed; SES skid steer to complete job, in coordination with construction work elsewhere in KFA
 - b) **Face Book reminiscences** – encouragement to community members that initiative could restore lake area as inspired by fond memories of former KFA days, met without a single response
 - c) **Cluster mailbox at Short Drive entry** – relocating mailboxes probably to be no cost to KFAMA; Keyes Crossing personnel to move boxes
 - d) **New cluster mailbox** – to serve new incoming residents, KFAMA discussed as possible coordinator of new cluster mailbox installation (to replace current row of rural mailboxes at Cedar Hill near Chestnut Hill). Cost and who pays still to be determined.

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Next meeting – 2pm Wednesday Sept 22nd (4th Wednesday of month)

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Road Related Issues

- 1) **Road projects status** –
 - a) **Wagon Trail and Cedar Hill Drive** – schedule of roadwork discussed; expect work to be undertaken by Thanksgiving or before paving season ends
 - b) **Hill Top Loop** – Grove's revised project proposal to clear roadside approved
 - c) **Greentree Road** – distinct road improvement noted after waterline installed
 - d) **Scarlet Oak Drive** – challenge of managing this steep grade revisited; work at property midway up road desirable; requires another outreach to neighboring resident; nearby residents' objection to abandoning care of road acknowledged
 - e) **Short Drive upgrade project** – agreement to have Frontier Communications move utility pole not finalized
- 2) **Jeanie G Drive blockage** – nearby resident pointed out that Jeanie G is blocked by a downed tree; expressed concern about ingress/egress if unanticipated blockage occurs along Kelly Drive between Jeanie G and Barbara Lane; triggered realization that a similar concern also applies if a roadblock occurred elsewhere along Kelly Drive or even along Greenwood Road
- 3) **Future potential road project** – partly in response to the previous observation (above, see #2), a possible future year project for consideration would be to create a road link from Keyes Gap Road to Kelly Drive located at the common-owned lot that adjoins the two roads. This would shorten access for many homeowners and provide a second access road for emergencies.

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