

Minutes - KFAMA Inc. Officers Meeting, September 22nd 2021

Attending – Susanne Koenig, Emily McFarland, James Nelson, Jody Rosier, Lee Snyder; Guest KFA residents Victoria Rentrop, Bryan Sutherland, Jonathan Rusnak

Treasurer's Report & Financials

Cash Flow Statement – General Fund as of September 22nd = **\$81,137** (plus **\$45,000** Reserve Fund)

- 1) **Escrow Account** – in addition to funds already committed for the 2021 paving season, KFAMA agreed to an extra \$5K to match the Keyes Crossing, LLC road fund contribution. (Early in 2022, that \$5K is to be 'reimbursed' to the Reserve Fund.) For 2021, this results in a total \$55,000 KFAMA match toward road paving funds to combine jointly with Keyes Crossing funds.
- 2) **2022 Budget proposal** – budget approved for the October Annual Community Meeting

Administrative

- 1) **Annual Meeting** – a final notice shall be added to the certified mailing to alert lot owners of upcoming Civil Action in pursuit of delinquent funds
- 2) **Legal training** – reviewed legal options we learned are available to collect past due funds
- 3) **Meeting times** – to encourage wider meeting attendance (virtual or physical), considered different meeting time; presently, 2pm time will stay the same but instead of in-person, meeting will be via Zoom; creating a KFAMA Zoom account probably necessary

Common Areas

- 1) **Field by lake at Keyes Gap**
 - a) **Tree Work** – tree specialist John Witworth's quote of \$2,400 + 6% tax accepted to cut & remove 2 large trees (including 2 smaller trees); work deferred 'til next fiscal year
 - b) **Mowing** – landscaper's \$400 quote approved to mow whole field by end of season
- 2) **Short Drive Entry**
 - a) **Work schedule** – Short Drive upgrade project probably not fully complete before spring 2022. Items still to be completed are:
 - b) **Construction work** – trenching for conduits to install power lines anticipated soon; near KFA exit to Cedar Hill Drive, an existing electric pole and cedar tree will be removed to improve drivers' sightline looking south
 - c) **Cluster mailbox** – at no cost to KFAMA, Keyes Crossing will relocate mailboxes; proposal approved that KFAMA will fund ongoing monthly cost after installation of 3 exterior lights: one near mailboxes; one at entry sign; and a floodlight mounted on a standard light pole
 - d) **Entry Sign** – KFA entry sign designs were reviewed for preferences, suggestions; is there any kind of protective coating to limit damage by vandalism? discussed value of a camera monitor to deter mischief
- 3) **Shoreline gate lock** – lock combination to be changed, announcement at Annual Meeting

Minutes - KFAMA Inc. Officers Meeting, September 22nd 2021

- 4) **Shoreline trash collection** – an unknown volunteer removed the prior weekend's trash overflowing the collection receptacle; to provide regular trash removal next year, suggestion made that we pay landscaper to collect trash when mowing

Road Concerns

- 1) **Road projects status** –
 - a) **Lakeview Drive** – Keyes Crossing next proposed construction phase is to build 5 new homes on lots along Lakeview Drive (number of lots subject to change). Per prior understanding, an anticipated Keyes Crossing contribution to fund nearby roadwork will be \$5K per new completed home.
 - b) **Frontier utility pole at Short Drive & Chestnut Hill** – Stephanie Reel will draft notice to Frontier to rescind the prior request to relocate one specific pole.
 - c) **Wagon Trail and Cedar Hill Drive** – roadwork schedule discussed; contingent upon conditions, work to be undertaken by Thanksgiving or before paving season ends.
 - d) **Hilltop Loop Road clearing** – to improve driver visibility, project approved to remove encroaching roadside brush; rather than trim bushes (which aggressively regenerate), they are to be removed, drainage ditch cleared, and disturbed ground re-seeded.
 - e) **Scarlet Oak Drive** – renewed assessment of road care deferred until spring; letter informing nearby residents to be drafted.
- 2) **Rollison Road** – request for road maintenance approved; ordered two loads of stone to be delivered and distributed.
- 3) **Use of millings** – to expedite clearing millings out of the JUI storage compound, approved that Keyes Crossing use them where they might effectively substitute for gravel or fill.
- 4) **Residential driveway repair at Renie Road** – discussed homeowner's request for culvert installation; concluded that when the issue originally developed, KFAMA policy was that owner be partially responsible for installation cost; communication to this home owner to be drafted.
- 5) **Cedar Hill Drive** – revisited challenge of how to promote responsible vehicle speed; reiterated previous conclusions that regulation-size speed bumps are costly and possibly counterproductive (goading offending vehicle or ATV drivers to even greater speed); speed limit signs are prominently posted; potentially installing a speed strip on a trial basis considered; any such expenditure deferred until 2022 funds become available.

Next Officers Meetings – 2 pm November 17th via Zoom (*a week earlier than usual)
2 pm December 15th via Zoom