

Minutes - KFAMA Inc. Officers Zoom Meeting, December 15th 2021

Attending – Susanne Koenig, Emily McFarland, Jody Rosier, Lee Snyder; Guest KFA resident Bryan Sutherland at 270 Industrial Blvd meeting room

Treasurer's Report & Financials

Cash Flow Statement – as of December 15th, General Fund = **\$64,146** (plus **\$50,000** Reserve)

- 1) **New revenue added** – payment of overdue past fees by some residents has increased year end revenue

Administrative

- 1) **Civil Action process** – Next steps to complete before close of 2021:
 - a) **Visit Magistrate's Court office** – Treasurer Jody Rosier will take filing paperwork to submit to Magistrate Court
 - b) **Serving papers** – bondsman selected to locally serve papers – Tommy Weatherholtz (Weatherholtz Bonding)
 - c) **Fees** – reviewed the range of Court filing fees and potential payment to Weatherholtz for serving; \$5K will be reserved in budget to cover these costs
 - d) **Tracking legal steps** – an already established Excel spreadsheet will enable Treasurer to track progress of each step of the legal proceeding for each case being filed
 - e) **Third party payments** – on behalf of a lot owner with past dues owed, the Board approved accepting payment/s from a third party; statement of intent requested to specify amount and schedule of payments to be expected
- 2) **2022 billing preparation** – Secretary is preparing the 2022 road fee invoices for end of year mailing
- 3) **Tax status of 'new' KFAMA lots** – need to check tax status of lots deeded to KFAMA from Oak Meadow

Common Areas

- 1) **Entry sign** – favorable review of Short Drive entry sign design proposals, gave approval to refine and pursue further development of sign
- 2) **New cluster mailboxes** – KFA resident who has expressed wish to relocate mailbox and possibly act as community contact on behalf of others is Tammy Vincent

Road Related Issues

- 1) **Culvert and ditch clearing** – spending up to \$10K for drainage maintenance and repairs would leave \$4,405 in budget for any expenses before 2022 income is received
- 2) **Plowing route** – plowing route discussed, including new connector road at Scarlet Oak Place and taking at least one pass down Scarlet Oak hillside section to clear it
- 3) **Covenants for new residential properties** – in response to a question, a copy of Keyes Crossing covenants for new home owners to be sent to the President

Upcoming 2022 Issues, Concerns to Anticipate

- 1) **Bylaws amendment** – in February, status of votes for a Bylaws amendment to be reviewed

Next Officers Meetings – via Zoom **2 pm January 26th – 4th Wednesday of month**