

Minutes - KFAMA Inc. Officers' Meeting via Zoom, February 23rd 2022

Attending (remotely) – Board members Susanne Koenig, Emily McFarland, Jody Rosier, James Nelson; joined by guest KFA lot owners, B. Sutherland, P. Jennings, A. Stubbs, J. Rusnak, L. Bouvier

Treasurer's Report & Financials

- 1) **BCT Operating Account** – \$118,947 as of February 23rd; **\$50,005 Savings Reserve** (for Snow or Emergencies); **Developer Escrow account \$55,719** (Keyes Crossing monetary contribution for road projects to be matched dollar for dollar by KFAMA funds)

Administrative

- 1) **Civil Action process** – status overview from Treasurer:
 - a) **Process serving** – Except for two instances, papers have successfully been served
 - b) **Judgements** – for cases who didn't respond to papers served, some default settlements in favor of KFAMA have been issued by the Court, which allows property liens to be recorded
 - c) **Preparation for cases coming before the Court** – necessary paperwork has already been submitted; no additional preparation is anticipated to represent KFAMA in Court
- 2) **Bylaws amendment** – The present KFA total lot number is 738 (although still variable), and an upcoming property closing is expected. 443 votes are required to favor the amendment; there are already 445 potential votes in favor. Amendment will allow addition of two more Board members
 - a) **Board candidates** – Tentative interest in being a candidate sounded out; recommendation made that notice be posted on Face Book inviting anyone interested to submit their name
 - b) **Special meeting site** – finalizing the amendment requires a mandatory Special Meeting; an appropriate indoor venue needs to be found; request asked that the meeting be made accessible remotely

Common Areas

- 1) **Short Drive Project** – without either L. Snyder or S. Reel attending, project update unavailable
 - a) **Entry sign design** – still in development
 - b) **Bus shelter** – a volunteer has offered to recruit helpers to assemble/erect a shelter at Short Drive if approved as part of the planned upgrade and material is provided
- 2) **'Road Closed' sign at Hilltop Loop Road** – to install sign, a post has to be delivered and erected, then volunteer can add sign
- 3) **Deer carcass dumping** – carcasses near lake by Keys Gap have been removed; other dumping sites identified; trail cams are way to identify offenders; volunteer will explore the purchase cost and logistics of installing cameras; newspaper dumping at Wagon Trail also reported; letter to go to *The Journal*
- 4) **Noise nuisance** – can policy be devised to curtail ATV noise level?
- 5) In process of Board approval for K&E 2022 Landscaping Proposal

Road Related Issues

- 1) **Wagon Trail** – update on moving utility pole/s and project timeline not available
- 2) **336 Burkett** – assessment planned for area near driveway vulnerable to washouts
- 3) **2022 road projects** – assigning priority to road projects (both KFAMA projects and those in partnership with Keyes Crossing) deferred to next meeting
- 4) **Renie Road** – approved revisiting Renie Rd to identify drainage channels that need to be restored and to drop stone at lower section to mitigate spring conditions

March meeting date change: 2pm Tuesday the 22nd (NOT Wednesday the 23rd) via Zoom

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- 5) 1 load of stone has been delivered - Kelly Drive
- 6) Planned meeting for next Monday to review status of White Dogwood/Scarlett Oak Proposal from Kevin Grove

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