

Minutes - KFAMA Inc. Officers' Meeting via Zoom, March 22nd 2022

Attending (remotely) – Board members Susanne Koenig, Emily McFarland, Jody Rosier, James Nelson; and Lee Snyder were joined by guest Stephanie Reel and KFA lot owner, B. Sutherland

Treasurer's Report & Financials

- 1) **BCT Operating Account** – \$143,545 as of March 21st; **\$50,005 Savings Reserve** (for Snow or Emergencies); **\$55,719 Developer Escrow account** (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) **Default settlements** – For each case where the defendant did not respond, the Court awarded default settlements in favor of KFAMA
 - b) **Remaining cases** – every case involving 2019 owed dues has been submitted; one remaining case in April is scheduled for court; research is needed to determine steps necessary to proceed against two parties who have evaded being served
 - c) **Liens** – even those with a judgement against them who pledge a repayment schedule, will have a lien recorded. The lien will be removed once full payment is received; one party who owes money no longer has KFA property to lien
- 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 two more members to be added to the Board for a total of seven members
 - a) **Board candidates** – those interested in being a candidate are encouraged to be in touch; per recommendation, notice to be posted on Face Book inviting anyone interested to submit their name
 - b) **Special meeting site** – finalizing the amendment requires a mandatory Special Meeting for an election; an appropriate indoor venue is needed; a request was made that the meeting be made accessible remotely

Common Areas

- 1) **Short Drive Project** –
 - a) work may not start until mid- to end of season; waiting for circuit box to be provided by power company
 - b) paving may not occur until next year; initially asphalt will be milled and gravel added
 - c) Entry sign design still in development
- 2) **Field at Keys Gap and Cedar Hill Drive** – plan for developing a use for the field needs to start with a plan; initially installing a French drain to manage wet area; recreation options have to take into account liability coverage. Removal of dead trees in field contracted to done in coming weeks.
- 3) **Hilltop Loop** – 'no turn around' signs to be installed

Road Related Issues

- 1) **Wagon Trail** – driveway paving expected in coming 3 to 4 weeks; paving of main roadway has been delayed waiting for utility company to relocate transformers and

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poles; due to increased costs, paving to the Walnut Hill intersection as planned may not presently be possible; we need to schedule Slonaker for scratch paving on Cedar Hill and Greenwood

- 2) **Speeding on Cedar Hill** – a negative consequence of road repairs is that speeding increases on Cedar Hill Road
- 3) **Contacting Miss Utility** – additional new underground lines in KFA means that all contractors must now contact Miss Utility before doing excavation/digging work
- 4) **Ditch and Culvert Work** – budget commitment this year to start routine maintenance on ditches and culvert care/clearing (still need budget figure we'll allocate)
- 5) **2022 road projects** – assigning priority to road paving projects (both KFAMA projects and those in partnership with Keyes Crossing) deferred to next meeting
- 6) **Wagon Trail crest surface shale outcrop** – explore if Grove will be using breaker at the Scarlet Oak/White Dogwood road project, can he use it at the nearby crest location to break up shale outcrop in the road? Cost?
- 7) **Scarlet Oak/White Dogwood road upgrade** – water service may need to be re-laid, so Snyder and Reel of JUI need to meet with Grove before project starts; nearby residents Mellotts and Jennings need to be alerted to work impacting their property
- 8) **Wagon Trail/White Dogwood intersection** – check schedule for culvert clearing there
- 9) **Renie Road waterline utility work** – 8" water line to be added along Renie from the Burkett intersection to the compound. Remedial road repair will involve widening Burkett and Renie intersection and raising Renie road level. JUI work will include Burkett loop from eastern intersection with Renie around to western intersection with Renie (issue of culverts needed near 336 Burkett may be addressed as part of this utility work)
- 10) **Renie Drive - Ditch maintenance project** approved unanimously: to clear section from top hill down to Wagon Trail intersection. Work needs to avoid JUI waterline work.
- 11) **Short Drive turning south Lakeview/Burkett** – cost and most effective remedy to be discussed with contractor/s
- 12) **Cost figures needed for** –
 - a) **Short Drive project phases** – prep and paving
 - b) **Walnut Hill scratch paving / patching and ditching**
 - c) **Cedar Hill Drive scratch paving / patching**
 - d) **Greenwood Road scratch paving / patching**
 - e) **Wagon Trail** – continue paving as far as Walnut Hill?
 - f) **736 Renie Drive (just below Harwood)** – installation of culvert under driveway
 - g) **Jeanie G and Kelly intersection** – retrenching and clearing culvert there

April meeting was postponed and could not be re-scheduled. Next meeting to be held via Zoom **Tuesday, May 24th**. ****Please note deviation from usual meeting time—NOT the usual 4th Wednesday of the month but the Tuesday immediately before.****