

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

Attending (remotely) – Board members Susanne Koenig, Emily McFarland, Jody Rosier, James Nelson and Lee Snyder (during final minutes); joined by JUI Water Manager, Stephanie Reel; and KFA lot owners, V. Rentrop, R. Davies, M. Kheim, J. Roop, B. Sutherland (near the end)

Treasurer's Report & Financials

- 1) **BCT Operating Account** – \$125,647 as of June 22nd; **\$50,011 Savings Reserve** (for Snow or Emergencies); **\$41,141 Developer Escrow account** (Keyes Crossing monetary contribution for road projects to be matched dollar for dollar by KFAMA funds)

Administrative

- 1) **Civil Action process** – legal action to begin soon to pursue past due accounts amounting to \$25K for the years 2020 and '21
- 2) **Bylaws amendment** – due to properties changing hands, presently just short of the 443 votes needed for Bylaw revision to allow 2 additional members to serve on Board
 - a) **Waiting for attorney response** – re. questions of procedure to officially ratify change; and to confirm that 60% Requisite Majority of affirmative votes required rather than 51% majority
 - b) **Board position candidates** – Face Book notice still to be posted to encourage anyone interested in seeking election to get in touch with Board
 - c) **Fire Hall meeting venue** – additional info needed about venue availability to hold Special Meeting there for election of 2 new officers

Common Areas

- 1) **Short Drive Project** – Keyes Crossing has begun electrical conduit installation; grading work will be done by Albert
- 2) **715 Cedar Hill** – new homeowners to meet with L. Snyder at their property to discuss scope of two proposed projects effecting Cedar Hill Dr. entry at Chestnut Hill
- 3) **Waterline upgrade at Burkett and Renie** – S. Reel of Jefferson Utilities displayed map illustrating loop where waterline upgrade is underway; JUI work effects roadways during construction and also, as part of projects, roads are widened and graded; if new ditch line 'forces' need, then JUI adds a culvert
- 4) **Waterline upgrade at Lakeview and Honeysuckle** – next scheduled Jefferson Utilities project will extend upgraded waterline around Lakeview Dr. loop and along Honeysuckle to prospective property owner

Road Related Issues

- 1) **Millings** – no present source found for quality millings
- 2) **Downed sign at Greentree and Wagon Trail** – 911 Addressing office to be contacted to ask about sign repair
- 3) **Shallow waterline locations** – S. Reel emphasized that some lines are shallow and/or located within ditch lines. Prior to work, contractors must determine the 'tolerant' zone where hand digging is required rather than excavating. If waterline is hit, JUI will not repair without charging contractor.

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

- 4) **Ditch and culvert care** – various maintenance projects are underway to clear culverts and re-ditch, including at: White Dogwood; Renie; Walnut Hill/Wagon Trail and Jeanie G. at Kelly Drive. Work still pending at Wagon Trail/White Dogwood intersection and Old Chestnut at Burkett
- 5) **Lakeview/Burkett Road project** – Board members still to meet on-site to plan project, assess extent of upgrade possible this year within approx. \$40K budget
- 6) **Asphalt work** – on-site review at Walnut Hill, Greenwood, Kelly, and Cedar Hill Drive needs to be scheduled to decide priority areas for pothole repair, scratch paving or other surface repair. About \$40K in funds available for paving work

Miscellaneous Other Issues

- 1) **Chestnut Hill Rd/Route 9 intersection safety issue** – in response to local letters requesting safety assessment at this tricky intersection, in the coming months DOH has scheduled a traffic signal review

Next meeting: 2pm July 27th 2022 via Zoom (4th Wednesday of month)