

Minutes - KFAMA Inc. Officers' Meeting via Zoom, August 24th 2022

Attending (remotely) – Board members Susanne Koenig, Emily McFarland, Jody Rosier, James Nelson and Lee Snyder joined by KFA lot owners, W. Jennings, V. Rentrop, J. Roop C. Mueller and B. Sutherland and Stephanie Reel(Keyes Crossing)

Treasurer's Report & Financials

- 1) **BCT Operating Account** – \$122,013 as of August 24th; **\$50,017 Savings Reserve** (for Snow or Emergencies); **\$41,146 Developer Escrow** (Keyes Crossing monetary contribution for road projects to be matched dollar for dollar by KFAMA funds); **\$73,238 Accounts Receivable**
- 2) **Bowles & Rice, Attorneys, billing** – to be paid with credit card by treasurer or secretary

Administrative

- 1) **Venue for Annual Meeting** – is Chestnut Hill U.M. Church Fellowship Hall available?
 - a) **Special meeting on same day** – dependent on enough affirmative votes to pass Bylaws amendment; will reach out to new owners to seek additional votes
 - b) **Term expirations** – at Annual Meeting three Board vacancies need to be filled by election
 - c) **Annual Road Fee rate** – due to higher service and material costs, \$10 dollar annual road fee increase proposed

Common Areas

- 1) **Short Drive Project status** – electrical conduit installation begun; awaiting completion
- 2) **Shoreline access area** – proprietary lock/key system for entry gate purchased
 - a) **Distribution** – V.P. James Nelson to oversee handing out keys; keys will be available at Annual Meeting
 - b) **Key cost** – proposed that: first key be free to lot owner; \$100 charge for replacement key; \$200 charge plus 6-month probation before getting a third key (under condition that credible reason provided for key loss)
 - c) **Rules to be outlined** – conditions users must understand and sign before given a key
- 3) **Shoreline access** – facility intended for community lot owners being used by Air BnB guests without additional fee challenged as exploitive; to address concern, rules to be reviewed for language revision; perhaps introduce mirror tag to identify rightful shoreline users
- 4) **Greenwood Road water overflow** – water pooling at residential yard is flooding onto road; JUI and County Health Dept. have each looked at situation; water source still TBD
- 5) **Mattress removal from lake by Keys Gap Rd** – \$95 removal fee expected; James will submit written estimate for removal

Road Related Issues

- 1) **Tar & chip road surface treatment** – Tar & Chip treatment successfully used by Blue Ridge Acres is a potential road surfacing option for KFA. Pros & cons compared to asphalt paving: T&C durable fewer years than asphalt; under very hot conditions, tar melt / ooze an issue; plowing requires additional care; important to address roadside drainage issues prior to application; may be too late to schedule work this season.

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Plusses include more economical initial application; subsequent 'refresher' applications require minimum prep – usually re-apply over previous layer; looks nearly indistinguishable from asphalt; BRA gives high satisfaction endorsement. Board members plan to meet with Winchester company provider, Carroll Construction for assessment and quote

- 2) **Lakeview/Burkett Road project** – candidate for Tar & Chip road surfacing? Awaiting assessment and quote from Carroll Construction.
- 3) **Walnut Hill Rd, Greenwood and Kelly Dr.** – repairs still need to be assessed; potential candidates for Tar & Chip surfacing.

Next meeting: 2pm September 28th 2022 via Zoom (4th Wednesday of month)