

# Minutes - KFAMA Inc. Officers' Meeting via Zoom, September 28<sup>th</sup> 2022

**Attending (remotely)** – Board members Susanne Koenig, Emily McFarland, and Jody Rosier were joined by KFA lot owners, M. Kheim, J. Roop and B. Sutherland (L. Snyder, J. Nelson not in attendance)

## Treasurer's Report & Financials

- 1) **BCT Operating Account** – \$117,732 as of August 24<sup>th</sup>; **\$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); **\$72,273 Accounts Receivable**
- 2) **Bowles & Rice, Attorneys** – additional invoice paid

## Administrative

- 1) **Annual Meeting venue** – Chestnut Hill U.M. Church Fellowship Hall, Sunday 2pm October 23<sup>rd</sup>; compiling list of those who've confirmed interest as potential candidates to add to ballot for the Board vacancies
  - a) **Special Meeting same day** – to certify if enough affirmative votes to pass Bylaws amendment
  - b) **Road Fee rate** – proposed \$10/lot annual road fee increase approved; contingent on commitment to prepare road improvement plan presentation for 2022 Annual Meeting (outlining specifics of roads included and anticipated cost)
  - c) **Shoreline gate keys** – will be distributed at Annual Meeting along with rules outlining conditions for key replacement

## Common Areas

- 1) **Short Drive Project status** – without L. Snyder or S. Reel attending, no update
- 2) **Short Drive entry sign status** – no response about cost outline from sign company
- 3) **Mattress in lake at Keys Gap** – contract K&E Landscapers to remove items from lake
- 4) **Greenwood Road water issue** – waterline leak discovered to be source of excessive water overflowing from resident's yard onto road

## Road Related Issues

- 1) **Tar & chip road surface treatment reviewed** – Tar & Chip potential road surfacing option for KFA has been used successfully by Blue Ridge Acres (BRA). Cons & pros compared to asphalt paving: T&C durable fewer years than asphalt; under high heat conditions, tar melt / ooze can be an issue; plowing requires additional attention; important to address roadside drainage issues prior to T&C application; may be too late this season to schedule work. Plusses include: more economical initial application; subsequent 'refresher' applications cost less due to minimum prep needed – usually re-apply over previous layer; looks nearly indistinguishable from asphalt; high satisfaction rating from BRA
- 2) **Lakeview/Burkett Road project** – Board members met with Winchester provider, Carroll Construction, for assessment and quote. Board generally favorable toward proposal, but too late in season to schedule work this year
- 3) **Walnut Hill Rd, Greenwood and Kelly Dr., Wagon Trail Rd. hillside** – will seek quote for Tar & Chip surfacing

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- 4) **Speed Humps** – need to reach Slonaker to see if installation on Cedar Hill Dr can be scheduled this year
- 5) **Winter Road Care** – members all favored 2022-23 season snow removal and winter road care contract be extended to B&K Grove Enterprises

3:15 Meeting adjourned

**Please note! In October there will be no routine Officers' meeting  
Instead\_\_**

**The Annual Community Meeting will be held at  
2pm Sunday, October 23<sup>rd</sup> 2022 at the  
Chestnut Hill United Methodist Church at the corner of  
Chestnut Hill Road and Hostler Road**

**Next routine monthly meeting: time (and possibly date) likely to change,  
otherwise, November 16<sup>th</sup>, not 4<sup>th</sup> Wednesday of month**