

# Minutes - KFAMA Inc. Officers' Meeting (in person) November 14th 2022

**Attending** – Board members Susanne Koenig, Emily McFarland, Curt Mueller, Jody Rosier, Lee Snyder, Bryan Sutherland [due to technical issues, not certain which KFA lot owners may have attended remotely]

## **Road Related Issues** (first topic of discussion because Lee needed to leave by 3pm)

- 1) **Burkett drainage projects** – reviewed a three-page outline of proposed roadside projects keyed to a numbered road map. Improved roadside drainage is strongly recommended prior to tar & chip surfacing (anticipated in June or July 2023). Map and project outline are posted on the KFAMA website, [kfama.org](http://kfama.org)
- 2) **Trial basis** – agreed to contract K&E Landscaping for roadside work to assess performance on projects (other than mowing) involving large machine operation and drainage management projects
- 3) **Roadside reflectors** – reflectors were recommended and approved to mark shoulder of Burkett near the corner with Lakeview because of the steep roadside drop-off
- 4) **Stone application** – since adding 2 to 3 inches of stone is recommended prior to tar & chip surfacing, spreading the stone soon to improve present road surface suggested; setting up a KFAMA account with the local quarries recommended; then need to decide best cost and most efficient stone delivery and who will spread it
- 5) **Winter plowing concern** – to avoid removing new stone when plowing, we need to specify that foot be added to plow blades with understanding that additional road treatment with cinders or sand will be needed
- 6) **Road width** – agreed that where roads are already wide enough, widening them further as part of tar & chip surfacing is not a current priority
- 7) **Secret Drive** – road to be added to plowing route; at intersection with Keys Gap Rd, 'Dead End' sign to be installed on road sign post
- 8) **Connector Road from Kelly to Keys Gap Road** – to assess potential to create connector road between the roads, Paul Raco of Planning and Zoning, Mike Shepp, surveyor, Lee and Susanne met Nov. 3<sup>rd</sup>. Since Lee was absent from meeting at time of discussion, feasibility issues not reviewed; potential for opening gateway to ATVs and unwelcome elements (drug activity) entering KFA from adjacent community were raised as valid concerns to consider
- 9) **Report to Sheriff re. nearby drug use activity** – although state police officers often respond to scene when calls are made, Bryan volunteered to report issue to Sheriff

## **Treasurer's Report & Financials**

- 1) **BCT Operating Account** – \$139,038 as of November 14<sup>th</sup>; **\$50,017 Savings Reserve** (for Snow or Emergencies); **\$41,024 Developer Escrow** (Keyes Crossing monetary contribution for road projects to be matched dollar for dollar by KFAMA funds); **\$47,537 Accounts Receivable**
- 2) **Bad debt write-off** – a few accounts were agreed to be uncollectible and to write off the negligible amount owed as bad debt (to remove from future financial reports)

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- 3) **Reminder of dues owed** – Emily has sent a payment reminder notice to any with a balance due whether for single or multiple years

### Administrative

- 1) **Annual Meeting assessment** – noted that church is a good meeting place, otherwise no constructive criticism or changes were suggested to Annual Meeting procedure
- 2) **Schedule change for monthly Board meetings** – two schedule changes were made: monthly meetings will still be held Wednesdays at 2pm, BUT on the third Wednesday of the month (not the fourth Wednesday). Meetings will ordinarily be held via Zoom. The second change is to hold an **evening meeting** once every quarter on a trial basis to see if more people will participate. with the January billing, an announcement of two evening meeting dates will be enclosed—**March 15<sup>th</sup>** and **June 21<sup>st</sup>** at 7pm (to be conducted via Zoom)
- 3) **Upcoming December Board meeting** – to avoid business too close to the holidays, the meeting this **December** will be held at **2pm Wednesday the 14<sup>th</sup>** (the second Wednesday of December) via Zoom
- 4) **January billing preparation** – notices to be added with the January mailing must be ready by December 14th

### Common Areas

- 1) **New lock for gate at shoreline access** – the river access gate will no longer be unlocked by a combination; a key will now be used. **Please look for a description about the key and how to acquire a copy in a notice with the January billing.** The new lock system is an effort to restrict unauthorized vehicle access to the river, but allow use by KFA lot owners (or their designated guests). The locked gate still allows foot traffic access to our shore area.