

Minutes - KFAMA Inc. Officers' Meeting (via Zoom) December 14th 2022

Attending – Board members Susanne Koenig, Emily McFarland, Curt Mueller, Jody Rosier, Bryan Sutherland; Lee Snyder unable to attend. Guests M. Kheim, J. Miller, S. Reel, J. Roop

Treasurer's Report & Financials

- 1) **BCT Operating Account** – \$136,396 as of December 14th; **\$50,024 Savings Reserve** (for Snow or Emergencies); **\$41,151 Developer Escrow** (Keyes Crossing monetary contribution for road projects to be matched dollar for dollar by KFAMA funds); **\$44,775 Accounts Receivable**
- 2) **Reserve fund** – Board agreed to transfer \$10K to Emergency Savings Reserve account

Administrative

- 3) **Insurance claim against KFAMA** – status summarized update re. KFA lot owner claim for auto related incident at a KFA road intersection; case presently under investigation

Road Related Issues

- 4) **Renie Road** – discussed spreading stone at steep slope near Harwood prone to deterioration; Brian would contact Grove about stone delivery
- 5) **Burkett Road project phases** – as preparation for planned 2023 tar & chip road surfacing, roadside drainage improvement has been underway with Bryan as lead coordinator; overall project has been divided into phases:
 - a. **Phase 1** – is complete (ditches cleared each side of Burkett); only waiting for skid steer to plough shoulder berm over hillside near 90° turn
 - b. **Seeding** – if additional grading is needed along Burkett, question whether any re-seeding will be done; assured that no more seeding will be required
- 6) **Culvert installations** –
 - a. **Preferred choice of culvert pipe** – For culvert installation near Burkett and McArthur, rather than corrugated galvanized pipe, Lee recommended plastic pipe that, if installed correctly, it lasts longer and also costs less
 - b. **Clogged culvert at Lakeview Drive (west)** – due to cost, waiting to see if replacing culvert pipe can be avoided by blowing out debris with help from Fire company (using power hoses)
- 7) **Secret Drive** – Given other priorities, cost estimate to scrape road and spread stone could not be justified (but open to later re-consideration). 'Dead end' sign will be installed near road entry
- 8) **Connector thru road from Kelly to Keys Gap Road** – discussion whether to advance this project included suggestion to survey additional area residents. Unless a future compelling reason arises to re-consider, concern about nearby neighborhood drug activity and 'open invitation' to ATVs to enter KFA roads resolved decision to not pursue it
- 9) **Cedar Hill Drive shoulder** – discussed getting another quote to improve road edge drop-off for mowing but instead decided to explore if section can just be weed whacked

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Next regular meeting – (Via Zoom) 2 pm Wednesday January 18th 2023

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Common Areas

- 10) **Signage for Cedar Hill and Keys Gap parking lot** – 'Private Property' signs already posted nearby, so argument is another won't effectively reinforce deterrence to illegal dumping
- 11) **Stone piles at Cedar Hill/Keys Gap parking lot** – stone there may be taken from piles if used for road improvement

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