

Minutes - KFAMA Inc. Officers' Meeting (via Zoom) February 15th 2023

Attending Board members – Susanne Koenig, Emily McFarland, Curt Mueller, Jody Rosier, Lee Snyder, Bryan Sutherland; joined by resident guests M. Kheim, J. Roop, S. Stacey, J. Urciolo

Treasurer's Report & Financials as of February 15th

BCT Operating Account - \$145,352; Developer Escrow - \$41,157 (Keyes Crossing road project cost contribution matched by dollar for dollar KFAMA funds); **Accounts Receivable - \$125,279;**
Savings Reserve - \$50,030 (\$10K still to be transferred into Emergency Fund Account)

- 1) **Recent projects cost – \$35,688** spent for roadside ditching, culvert installation, drainage work, and stone deliveries primarily in preparation for tar & chip road surfacing this summer
- 2) **Extensive donation** – in addition to recent road grading at Renie, Wagon Trail and White Dogwood (completed by donated time, equipment and operator), as a community contribution, Snyder Environmental Services personnel has provided road drainage expertise

Administrative

- 3) **March evening meeting** – to host evening Zoom meeting, KFAMA account being set up; meeting reminders to be posted on social media sites
- 4) **Overdue road fees collection** – 2 cases scheduled for Magistrate Court hearings; other filed cases did not respond to papers served, therefore have been awarded by default in favor of KFAMA
- 5) **Insurance claim against KFAMA** – Nationwide settlement pending

Road Related Issues

- 6) **Short Drive entry:**
 - a) **Reckless driving** – vehicle revving around end of 'island' at Short Drive and Lakeview intersection left gouged tire tracks; if another occurrence and timing allows, Bryan will try to meet to mediate then, if discussion not effective, will contact law enforcement; discussed camera installation + inquiring if BnB camera is possibly aimed toward road
 - b) **Cluster mailbox location** – mailboxes to remain in current spot unless decision later reversed
 - c) **Power pole** – still waiting for relocation of roadside utility pole to finalize entry grading
 - d) **Entry sign** – summary of sign cost reviewed; if company will honor original quote, agreed to order
 - e) **Inbound/outbound lane signage** – at each lane approach, inbound and outbound signs needed
- 7) **Cedar Hill Drive and nearby area:**
 - a) **Speed hump installation** – speed hump installation quote requested from another company for cost comparison
 - b) **Speed hump side barriers** – boulders or bollards needed to prevent vehicles skirting speed humps
 - c) **Speed measure before/after** – to assess effect of speed hump installation, could potentially rent sensor-triggered video cam monitor for \$300/mo.; view range approximately 400 ft.; nearby resident could help find strategic placement
 - d) **Keys Gap intersection pothole repair** – thank you to volunteer who filled pothole with stone
 - e) **State police visibility** – officers have recently been spending time at Keys Gap parking lot
 - f) **'Private' sign for parking lot** – if KFAMA purchases 'Private Lot' sign, volunteer has offered to install
 - g) **Greenwood Rd. intersection** – owner to be contacted to discuss driveway, culvert & drainage ditch

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Common Areas and Culverts

- 8) **Burkett roadside ditching** – overflow at recently cleared ditch may be due to water leaking from private waterline; now that leak is fixed, section can be re-assessed
- 9) **Ditch stabilization** – revisited cost/benefit of straw matting v. Curlex erosion blanket to line new ditches; steepest sections measure 2600 linear feet; if all new sections = 3200 linear feet; mat decision pending cost estimates; if extra mat ordered, can be stored in shelter within fenced JUI compound
- 10) **Unclogging culvert pipes with Fire Company help** – if water (from hydrants) usage tracked, JUI will donate; scheduling with Fire Co. TBD in coordination with K&E Landscaping
- 11) **Landscape consultation recommendation** – to manage erosion in ditches and ultimately reduce mowing, on trial basis approved introducing flowering ground cover as alternative to grass
- 12) **Cut-through near Keyes Gap parking lot** – letter to new residents to be sent informing them that land near parking area is common land—not to be used as a vehicle cut-through to their lot
- 13) **Executive session** – summer mowing discussed; contract renewal with K&E Landscaping approved

Meeting adjourned 4:18 pm

Please Note!! Next Regular Officers' Meeting is in evening:

7pm Wednesday March 15th via Zoom

(Meetings are every 3rd Wednesday of the month)

Continuation of evening meetings will depend on interest indicated by attendance. These meetings are your way to learn about progress of projects, how road funds are spent, contribute ideas or consider how you might get involved in the community. Please join us! Thank you.