

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

Attending Board members – Susanne Koenig, Emily McFarland, Curt Mueller, James Nelson, Bryan Sutherland; joined by resident guests V. Rentrop, J. Rusnak, S. Stacey, J. Urciolo

[N.B. On a trial run basis this meeting was held at 7pm in the evening to see if a greater number of members would join the meeting.]

Treasurer's Report & Financials as of March 15th

BCT Operating Account - \$160,624; Developer Escrow - \$41,157 (Keyes Crossing road project cost contribution matched by dollar for dollar KFAMA funds); **Accounts Receivable - \$99,773; Savings Reserve - \$60,030**

Guest comment / questions

- 1) **Question about Lakeview lots to be developed** – response: escrow funds related to those lots along Lakeview when sold will be released for tar & chip road surfacing expense; also explained delayed progress of Short Drive project waiting on relocation of utility pole

Road Related Issues

- 2) **2023 roads funds** – \$143,000 current overall amount available for 2023 road care and projects
- 3) **Primary 2023 project** – commitment has been made to tar & chip road surfacing starting from Lakeview at end of Short Drive, to Burkett all the way to Renie Dr.
- 4) **Short Drive entry** – decision pending whether to surface with tar & chip or asphalt
- 5) **Inbound/outbound lane signage** – as project nears completion, signs to be installed at each lane indicating inbound and outbound traffic direction
- 6) **Speed hump installation at Cedar Hill Dr.** – quote of \$500 each if speed bumps installed; \$1250 each quoted if speed humps installed; which option still to be determined (\$1500 for three speed bumps; \$3750 for three speed humps)
- 7) **Which projects next?** – potential additional tar & chip surfacing projects at Walnut Hill or Greenwood Rd. contingent on cost expected for road bed and/or roadside prep work (cost of roadwork; stone for road bed and/or to clear or improve shoulder drainage)

Common Areas and Culverts

- 8) **Ditch maintenance** – how much set aside for annual ditch debris clearing - \$10K?
- 9) **Ditch lining** – compared Curlex v. straw mat to line recently dug culverts; if only steepest sections lined [2600 linear feet], Curlex would cost \$2K; if lining full length of disturbed culvert [3200 linear feet] = \$2700. Straw mat lining is less expensive = \$800.
- 10) **Policy needed** – discussed recovery of cost to clear trees that fall in easement; best interest of community is to collect as much cost of removal as possible; nearby communities may have similar policy as helpful guideline to be explored

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11) Restricting access to KFA shoreline

- a) **Proprietary key at gate lock** – James to compile 'pledge sheet' of expected behavior to be asked of those accepting a key
- b) **Extend cable fencing** – in shoreline area, longstanding fence has been effective as ATV deterrent; property line needs to be determined (would need to be surveyed) in order to extend fence
- c) **Blue Ridge Acres (BRA) collaboration** – BRA president to be approached about 1) interest in joining us to survey boundary with common goal of managing ATV traffic; 2) ask if they have established tree removal policy; 3) ask their recommendation about sufficient stone base (3 inch?) for tar & chip surfacing

Meeting adjourned 8:30 pm

Next meeting: 2pm April 19th via Zoom