

Minutes - KFAMA Inc. Officers' Meeting (via Zoom) August 16th 2023

Attending Board members – Mark Kheim, Susanne Koenig, Emily McFarland, Jody Rosier, Bryan Sutherland, Lee Snyder; joined by KFA resident guests S. Stacey, J. Urciolo and non-resident S. Reel

Treasurer's Report & Financials as of August 16th

BCT Operating Account - \$186,302; Developer Escrow - \$41,182 (Keyes Crossing funds for road projects when matched dollar for dollar by KFAMA funds); **Accounts Receivable - \$50,898; Savings Reserve - \$60,065**

Administrative

- 1) **Evening meeting reminder** – next month 7 pm Wednesday, September 20th via Zoom or phone link; December meeting date TBD - at Annual Meeting ask preferred date, 6th or 13th?
- 2) **Annual October Community Meeting** – initial planning
 - a) **Reminder** election is to fill four expiring two-year terms and to fill a term expiring 2024 (to complete term vacated by officer's resignation)
 - b) **Meeting date options** - Oct. 15th, 22nd or 29th? **Venue** – Blue Ridge Acres has meeting room available for \$200 fee; availability to be confirmed
 - c) **Board vacancies** – advance notice will be made via local social media postings and sent with Annual Meeting announcement
 - d) **2024 Budget** – if mailed with meeting notice, budget needs to be ready by Sept. 15th or wait to discuss road dues at meeting?
- 3) **Cloud storage for association documents** – storage might be coordinated best by switching to another website provider that's more user friendly; Bryan and Mark to explore
- 4) **Online saving account v. BCT** – higher interest rate available from online savings account—over 4%—may be offset by immediate ability at BCT to transfer funds. Treasurer will consider and suggest preferable choice.

Road Related Issues

- 5) **Carroll Construction (CC) schedule** – Blue Ridge Acres tar & chip project (supposed to precede ours), reportedly not starting for another few weeks. Need to contact CC to question status of scheduling
 - a) **Alternate route plans** – before construction starts, Mark and Susanne to determine best alternate road/s to route traffic and create maps & strategic signage
 - b) **Short Drive entry** – waiting for response whether lanes can be paved separately to allow asphalt to cure 24 hours; long round-about detour required otherwise
 - c) **Vehicles parked along Burkett shoulder** – no one there when attempts made to reach owners about moving vehicles away from road shoulder when construction starts
- 6) **Culvert under Greentree** – to decide how to resolve, Gene needs to meet Lee there
- 7) **Walnut Hill culvert installation** – approved proposal cost of \$1500 + culvert pipe and stone

Next meeting in evening – 7pm Wednesday, September 20th (via Zoom)

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for adding culverts under two driveways (\$750 labor per culvert); more stone needs to be added where curve was cut away

- 8) **Greenwood Road** – widen road with strip of stone along shoulder intended; Lee wants to meet Gene re. roadside work proposed. Suggests that if driveway culvert is installed by Greenwood and Greentree, cost obligation should be lot owner's
- 9) **White Dogwood Place** – estimated 80 to 100 tons stone needed; agreed with cutting hump out between tracks and scraping shoulders back 1 to 2 feet, and creating drainage spillways; when Gene starts work, Lee wants to meet to assess if equipment is sufficient to do job efficiently
- 10) **Stone widely needed along many roads** – recommended that association should plan to spread stone widely on many roads where needed early next year
- 11) **Policy re. road development cost for new home builds** – need to draft policy statement about perpetuating practice that developer contribute road extension or upgrade needed for new home builds, then KFAMA will agree to maintain them from then on

Common Areas | Roadside drainage | Culverts

12) More policies—

- a) **Cost reimbursement** – discussed inquiry about reimbursing fuel costs for equipment used when volunteers perform community improvements. Not resolved - various points brought up to consider:
 - Many costs incurred by those on the Board are not compensated
 - How confirm/account for the expenditures - submit receipts?
 - One way to keep account could be to treat projects as if a formal contract, in advance clearly defining scope of work to be done
 - Previous point countered by concern that such an approach possibly opens association to potential liability for injury or damages, whereas hired professionals carry insurance to cover such eventualities
 - Give gift card as gesture of appreciation? Possible objection from other KFAMA members
- b) **Policy for clearing easement or roadway obstructions** – approval of final policy draft deferred since suggested amendments had not yet been incorporated

Meeting adjourned 3:57

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