

Minutes - KFAMA Inc. Officers' Meeting (via Zoom) September 20th 2023

Board members attending the quarterly evening Zoom meeting: Mark Kheim, Susanne Koenig, Emily McFarland, Curt Mueller, Jody Rosier, Bryan Sutherland; joined by KFA resident guests G. Evans, W. Jennings, S. Stacey, F. Sutherland, J. Urciolo, T. Vincent

Treasurer's Report & Financials as of September 20th

BCT Operating Account - \$44,433; Developer Escrow - \$21,182 (Keyes Crossing funds for road projects when matched dollar for dollar by KFAMA funds); **Accounts Receivable - \$47,789; Savings Reserve - \$60,065**

Administrative

- 1) **REMINDER: Annual Community Meeting – in person at 2 pm Sunday, October 15th at Blue Ridge Acres Community Clubhouse**
 - a) **Election** – nominations being accepted to fill four expiring two-year terms and to fill a term expiring 2024 (to complete term vacated by an officer's resignation)
 - b) **Board vacancies** – advance notice will be posted on local social media sites and sent with Annual Meeting announcement
 - c) **2024 Budget** – will be a discussion topic at the meeting
- 2) **Cloud storage for association documents** – Bryan and Mark will explore if there's another more user-friendly website server to switch to which can also offer Cloud storage
- 3) **Online saving v. BCT account** – in December Treasurer will consider the option for recommendation of preferred account choice
- 4) **Legal** – starting November, Jody plans to start filing for recovery of outstanding payments dating from 2022

Road Related Issues

- 5) **Asphalt paving and tar & chip projects** – gave overview of recently completed road projects including Short Drive; Lakeview and Burkett; Walnut Hill and Greenwood Road
 - a) **Developer Escrow contribution** – explained how the developer Escrow is set up and that it offset half of Short Drive Entry paving cost and contributed a third to the Greenwood Road project cost; additionally, donations of labor, equipment, operators, hauling stone and grading by Snyder Environmental Services totaled a value of \$55K
 - b) **Budget line items** – talked about culvert clearing (esp. in autumn) and importance of allocating a designated amount for annual ditch maintenance as a vital component for road surface preservation; also discussed establishing a pothole repair fund
 - c) **Road dues in nearby sub-divisions** – response to this question: Shannondale road maintenance was taken over by state (service has limitations); West Ridge Hills charges \$80 per lot annually; will have to ask what Blue Ridge Acres fee structure is
- 6) **Winter roads care** – plowing and roads treatment has been contracted already. If road sections are overlooked or need extra treatment, please get in touch to alert KFAMA

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Common Areas | Roadside drainage | Culverts

- 7) **Policy for clearing easement or roadway obstructions** – policy adoption deferred since suggested amendments hadn't been incorporated for final approval

Other – Public Relations

- 8) **Outreach to KFA residents** – a volunteer offered to stop at homes to talk with residents about the Association and its objectives. The goal of the offer was endorsed, but concern expressed about the safety of such a direct approach. Alternately suggested leaving an information handout at each address instead

Meeting adjourned 8:51

Next routine Board meeting will be 2pm Wednesday November 15th via Zoom

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Acres Community Clubhouse **2pm Sunday October 15th**