

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

Board members attending the quarterly monthly Zoom meeting: Mark Kheim, Susanne Koenig, Emily McFarland, Curt Mueller, Jody Rosier, Bryan Sutherland; Lee Snyder

Treasurer's Report & Financials

BCT Operating Account - \$41,918; Developer Escrow - \$21,206 (Keyes Crossing funds for road projects when matched dollar for dollar by KFAMA funds); **Accounts Receivable - \$45,991; Savings Reserve - \$60,103**

Administrative

- 1) **Annual Community Meeting** – postmortem review – no suggestions; agreed that BRA Clubhouse was an excellent meeting site
- 2) **December meeting** – tentatively scheduled for 13th, in afternoon rather than evening
- 3) **Emergency reserve fund** – fund level regarded as sufficient, so money will go toward roadwork rather than transfer to reserve fund
- 4) **Officers' positions** – having filled James' vacated position, Mark Kheim accepted Vice President role, but other recent members chose 'Member at Large' designation
- 5) **KFAMA website server** – explained why alternate webserver desired, for more user friendly and accessible info to community + potential to add electronic payment option; Mark to ask tech work colleagues for recommendations; he and Bryan to confer
- 6) **BCT savings v. online account** – all funds to remain in BCT accounts due to flexibility to transfer/withdraw money (rather than transfer any to online savings for higher interest)
- 7) **Filings processed** – there can be more than a single judgment against a property owner; the statute of limitations makes it necessary to file for recovery if subsequent amounts come due; in addition to original overdue fee owed, ultimate payment includes legal fees, serving fee and accrued interest

Road Related Issues

- 8) **White Dogwood Place upgrade** – stone to be brought next day; T-turnaround recommended to allow trash truck turn around per Apple Valley request
- 9) **Cedar Hill Drive at Greenwood intersection** – suggested excess loose stone on road be swept and removed; enough to potentially be of use elsewhere
- 10) **Lakeview Drive (west)** – Lee to meet with Kevin Grove; intent is to grade road, cut ditch on upper side, spread gravel once water line installed; north side of Lakeview would need considerable shale fill as base for road improvement
- 11) **Brook Road sign** – Mark would assess and remove sign as appropriate

Common Areas | Roadside drainage | Culverts

- 12) **Short Drive entry sign plantings in** – boulders to be brought in for landscaping and to line road edge to deter vehicles from cutting in at turn
- 13) **Roadside culvert and ditch clearing**
 - a) **For quote** - identify sections/priorities to determine scope and cost of work

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- b) **Schedule meeting with Gene** - view selected areas to request quote
- 14) **Trespassing management** – next day Bryan to meet with private landowner re. scheduling joint meeting about managing ATVs & trespassing; suggested possibility of using boulders as well as cable fencing as thru barrier
- 15) **Policy approval** – not addressed since policy revisions not ready
 - a) **Roadway obstruction removal** review/approve policy re. removing obstructions in easement or roadway
 - b) **Road upgrades or construction to reach new homes** – outline policy/guidelines for developers creating roadway access to new homes being constructed

Next routine monthly meetings will resume in 2024, on the third

Wednesday of each month at 2 pm –

Wednesday January 17th

Wednesday February 21st

Wednesday March 20th

Etc.

[*Please note* – evening meetings are discontinued. While this can be revisited, minimal attendance numbers indicated insufficient interest to support offering them on a continued basis at present.]