

Minutes - KFAMA Inc. Officers' Meeting (via Zoom) January 17th 2024

Meeting attendance - Board members: Mark Kheim, Susanne Koenig, Emily McFarland, Curt Mueller, Jody Rosier, Bryan Sutherland; Lee Snyder; **Guests:** Boog, L. Matens, J. Nelson

Treasurer's Report & Financials

BCT Operating Account - \$49,945; Developer Escrow - \$16,220 (Keyes Crossing funds for road projects when matched dollar for dollar by KFAMA funds); **Accounts Receivable - \$170,945; Savings Reserve - \$60,141**

- 1) A \$26,422 surplus will carry over from 2023 budget to apply to 2024 road care

Administrative

- 1) **KFAMA website server & cloud document storage** – replacement options still being considered; BRA template might offer alternate potential webserver
- 2) **27 served by Weatherholtz** – legal filings have been submitted for those owing **2022 dues (2023 due are included with filing)**; default judgments have been awarded in favor of KFAMA when the person served does not respond; liens are then submitted to be recorded

Road Related Issues

- 3) **Winter roads care at first January storm** – conditions were especially challenging: in retrospect, due to freezing rain, roads actually might have been better left unplowed
- 4) **Road surface condition assessment** – Feb. 12th, Curt and Lee to travel roads to assess areas of concern
- 5) **Greenwood at Cedar Hill Drive intersection** – condition discussed; depressions along edge of road possibly due to insufficient compaction of road base prior to tar & chip surfacing
- 6) **Greenwood Road potholes** – cold patch (approx. \$100/ton) a possible temporary remedy; Where available? Who apply it?
- 7) **Stone supply needed for volunteer maintenance** – price 20-ton load delivery by K. Grove
- 8) **Lakeview Drive (north side)** – situation probably cannot be adequately fixed for price quoted; issues along each road edge complicate repair: waterline along south side; high embankment, trees, and boundary lines along north side. To sufficiently raise road surface will require many loads of shale fill; road repair would be coordinated if water line replacement proceeds as intended
- 9) **Response to a guest challenge** – to rebut suggestion that road care is apportioned inequitably, provided brief overview of road projects since Association took over road care; gave locations and project justification. Overall message: available funds are insufficient to remedy the extensive needs throughout KFA as rapidly as desired; they must to be taken on in turn, season by season, weighing need/priority

Common Areas | Roadside drainage | Culverts

- 10) **Roadside culvert and ditch clearing still to be scheduled—**
 - a) **identify areas of need** – determine scope of work, cost and assign priorities

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- b) **meet with Gene** – view areas needing work to request quote
- c) **Protect culvert damage at Kelly Dr.** – culvert pipe ends being damaged by vehicles swerving off road to avoid potholes; deter damage by installing brightly visible metal posts on each side of culvert ends
- 11) **Trespassing management** – for present, meeting to manage ATVs & trespassing deferred
- 12) **Policy approval** – policies relating to responsibility for removing obstacles that impede traffic; and road upgrades at new home construction, not addressed since revisions weren't complete

Next routine monthly meeting: 2pm Wednesday, February 21st

Via Zoom

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