

# Minutes - KFAMA Inc. Officers' Meeting (via Zoom) March 20<sup>th</sup> 2024

**Meeting attendance - Board members:** Mark Kheim, Susanne Koenig, Emily McFarland (intermittently present), Curt Mueller, Jody Rosier, Lee Snyder, Bryan Sutherland

## Treasurer's Report & Financials

**BCT Operating Account - \$117,040; Developer Escrow - \$16,220** (Keyes Crossing funds for road projects when matched dollar for dollar by KFAMA funds); **Accounts Receivable - \$96,754; Savings Reserve - \$60,141**

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## Administrative

- 1) **Court cases** – two appeals opposing road dues payment were decided in favor of KFAMA
- 2) **New website server** – Bryan gave overview assessment of cost and service options from servers such as GoDaddy and GatorHost; still waiting to hear from another potential server, Hostinger. Motion to allow discretion to choose a preferred provider that can meet Association needs, if cost less than \$1600/year, passed, with all in favor.

## Road Related Issues

- 3) **Kelly Drive** –
  - a) Needs to be graded again before spreading stone; then graded again as needed
  - b) Kelly resident reported road grading nearby was counter-productive to proper drainage. Board members visited the site twice to assess it. Without heavy rainfall to test the assertion, validity could not be determined. To resolve private roadside damage, machine operator reportedly met promptly with property owner to repair section
- 4) **Greenwood Road** –
  - a) Pothole repair – though becoming mild enough to use hot patch fill, worst sections of Greenwood are expected to be milled, so interim asphalt patching not advised
  - b) As soon as convenient, schedule to meet Jeff Hutzler, Carroll Construction estimator
- 5) **Wagon Trail** – prior to surfacing section near Walnut Hill intersection, utility pole should be moved and large Sycamores removed; \$10K escrow money can be applied toward this cost plus tar and chip

## Common Areas | Roadside drainage | Culverts

- 1) **Shore area ATV deterrence** – gave overview of 'barrier project' proposal. KFA's upriver neighbor has cable barrier similar to our proposal which he's found effective. Best guess cost range is \$15K; seeking cost contribution from BRA as well as upriver owner. If 4" pipe surplus is available still, Lee can donate. Will seek bid from Grove (or other provider/s if known). To seek bid, need detailed written specs of material amounts, cable size, depth to bury posts, etc.
- 2) **Ditch and culvert care** – to obtain quote for clearing ditches/culverts, Curt & Susanne will visit and document spots Gene has flagged for our attention

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- 3) **Mowing contract** – since mowing service is suspended this year at shore area (due to ATVs turf damage), will amend 2024 mowing contract accordingly
- 4) **Policy revision** – expanded policy has been drafted and distributed for review. Policy includes road restoration and ensuring proper installation of drainage as part of construction at: new building sites, driveway additions or at an existing driveway when planning to pave it
- 5) **Common property cleared** – without permission, common owned property was cleared, cutting down mature trees and clearing brush along embankment overlooking 'Koi Pond' (at end of McArthur Road). Agreed to send letter informing owner that the land cleared isn't theirs, prior permission should be sought in advance of any such work

**Next routine monthly meeting: 2pm Wednesday, April 17<sup>th</sup>**