

## **Agenda - KFAMA Officers Meeting July 16<sup>th</sup>, 2025 (via Zoom)**

### **Treasurer's Report & Financial Items**

**Current balances:** Main account \$\_\_\_\_\_ ; Emergency Savings \$\_\_\_\_\_ ;  
Developer Escrow \$\_\_\_\_\_ ; BCT 12-Mo.CD \$\_\_\_\_\_ Accounts Receivable  
\$\_\_\_\_\_

### **Administrative**

- 1) Website** – meet with a Verisec rep to explore best procedure to restore historical data to website?

### **Road Related Issues**

- 2) Restoration of roads damaged by storms –**
  - a) Set aside a fund similar to ditch/culvert maintenance allocation, but dedicated to restoring storm damaged roads?
  - b) If so, set aside how much (in 2026 budget)? What criteria would guide when/where funds are spent?
- 3) Recent storm damaged areas** – please see attached 3-page list to consider areas to select as repair priorities--
  - a) seek pricing from contractor?
  - b) hold funds in reserve 'til closer to year-end in case of future additional storm damage?
- 4) Utility poles removed** – poles at both Greenwood Road and Wagon Trail Rd. are now removed; roads can finally be widened and surfaced without obstruction
- 5) Carroll Construction schedule** – August estimated start date; are other similar road surfacing contractors available? Consider meeting with them?

### **Common Areas | Roadside Drainage | Culverts**

- 6) Shoreline lot** – grass section is being mowed by a volunteer
- 7) Sewer project** – any update?
- 8) Short Drive** – waiting for extension pole needed to install lighting
- 9) 'Big Rock' entry sign** – design concept and cost proposal

### **Other?**

Next routine Officers' meeting – 2:00pm August 20th

## **ROADS CONDITION ASSESSMENT - Deterioration from heavy rain July 1<sup>st</sup>, 2025**

**Lakeview Drive (north)** From slope between residence #319 (Morrison) and Honeysuckle Rose:

Gouges in road carved out further by heavy rain, making the road slightly worse from it's formerly rough condition. *Recommendation:* Possibly cut ditch along north edge of road even at the expense of narrowing the road? Spread stone and regrade, sloping road down toward north side.

**Old Chestnut Drive** From Burkett intersection to about 50 feet up slope:

The condition here which has historically been problematic is now gouged out further by the heavy rain. Water does not drain to a ditch on either side of the road but instead cuts gouges down the center of the road. Near Burkett intersection, runoff does not drain into ditch on northwest corner but sluices onto Burkett washing gravel to the middle of the road. A gouge is being cut the along north edge of Burkett where water runs instead of into ditch. *Recommendation:* This section of road has been previously assessed more than once, but work has never been assigned. One or two ditches need to be cut and Old Chestnut needs to be properly crowned or sloped to carry stormwater off road into ditch/es.

**Burkett** Along north edge of shoulder partway between Old Chestnut and Lakeview Drive (north):

Turf along north edge of road is just high enough to dam runoff from properly flowing into ditch. *Recommendation:* Shear a strip of turf far enough down to allow runoff to properly flow into ditch.

**Lakeview Drive (north)** From point about 40 feet above intersection with Burkett.

Storm runoff has further gouged out ruts already present on the slope of Lakeview down to Burkett; and water is sluicing off Lakeview washing gravel onto Burkett. *Recommendation:* Work has previously been done along sides of Lakeview to help direct runoff to northwest corner of intersection. Perhaps cut a somewhat steeper slope to that side or simply re-grading the road to smooth it out again?

**White Dogwood Road** (driving west on White Dogwood) – road section near bend in road just before Ziegler residence (on south side of road).

This is another perennially rutted section of road. *Recommendation:* Assess whether it needs to be better crowned or sloped; or even add a culvert somewhere in the vicinity at some point in time. In the meantime, as a temporary fix, grade it to smooth it.

**White Dogwood Road** Slope of road between White Dogwood Place and Scarlet Oak intersection.

The pronounced ditches (recently re-cut by Kevin) are working highly effectively, but there's still one gouge running down center of road. *Recommendation:* Grade to better crown road?

**Scarlet Oak Drive** Slope of road above (west of) Mike Rood residence.

Runoff is reinforcing ruts down center of road. *Recommendation:* Grade to create better crown or slope and to smooth road surface.

**Scarlet Oak Drive** Sloped section of road running in front of residence #193 and former residence of Mitch Levendusky / Debbie Santucci.

Ruts in center of road becoming very pronounced. *Recommendation:* Grade to create better crown or slope, and to smooth road surface.

**Scarlet Oak Drive** Sloped section above intersection with Wagon Trail Road.

This is another area previously noted as rough. Gravel is thick and rough rather than compacted to a dense surface. Runoff is not reaching ditches. *Recommendation:* Grade to better distribute stone and create better crown or slope, and to smooth road surface.

**Wagon Trail Road** Near intersection with White Dogwood Road and at bend with shale outcrop.

Pothole clusters are again re-emerging! *Recommendation:* Grade to smooth road?

**Wagon Trail Road** At new residence near Walnut Hill intersection.

A river of runoff must have come down that side of Wagon Trail—the asphalt surface covering the driveway culvert has been stripped out!! Water above their driveway also overflowed the drainage swale along the edge of their property and took away some of Wagon Trail gravel road surface. *Recommendation:* Replace washout with a load of stone?

**Greenwood Road** Section of road below Towne residence and alongside the Rynberk property.

With this heavy rainfall, a sheet of stormwater must have run off Greenwood onto that (west) side of the road. *Recommendation:* A very robust ditch would need to be cut along that shoulder (but even that probably wouldn't have contained the amount of rain from today's storm). A culvert would need to be installed under their driveway, and then the runoff would turn down the side of Greentree (which is already rather overburdened by the runoff down that steep slope). Hard to know what the best recommendation might be.

**Kelly Drive** Along historically problematic section approaching the former Nagy residence and past it.

Section is once again becoming fairly rough from runoff. *Recommendation:* Regrade to smooth surface?

**Kelly Drive** Section near lower end of Wayne Pangle's driveway

Gouges running across the road. I believe it may be from runoff coming off his driveway. *Recommendation:* Leave it for Pangle to grade and smooth?

**Greentree Road** near base of hill just above driveway of former Clevenger residence.

Runoff is running diagonally across road from near hydrant on south side of road to north side. *Recommendation:* Assess it for best runoff management but grade to smooth road at some point.

**Walnut Hill Road** Above (east of) residence # 242

Zig zag of washed-out ruts. *Recommendation:* A length of proper ditching is needed from that portion of road until reaching the 90° curve that becomes Renie Drive.