

Minutes - KFAMA Inc. Officers' Meeting (via Zoom) April 15th, 2026

Board member attendance: Mark Kheim, Susanne Koenig, Emily McFarland, Curt Mueller, Lee Snyder

Treasurer's Report & Financial Items

BCT Operating Account - \$_____ BCT Savings Reserve - \$_____

Developer Escrow - \$162 (Keyes Crossing dollar for dollar matching funds for road projects)

BCT 12-Mo.CD \$50,178; Accounts Receivable - \$_____

N.B. The Treasurer was away so no updated financial report was prepared for April.

Administrative

- 1) **Liability insurance provider** – correction: West Ridge Hills uses Nationwide (not Geico)

Road Related Issues

- 2) **WV American Water (WVAW)** – discussed delivery / tailgating gravel at Lakeview Dr (N) as follow-up to restorative work done by WVAW at section torn up during water line repair
- 3) **Carroll Construction** – confirm projects at Wagon Trail Road and 'lower' section of White Dogwood Road with Jeff Hutzler; also, notify him the cost estimate may need to be adjusted since sections of the road will be wider than his original measurement
- 4) **Road surface protection** – for KFA lot owners starting new construction, will compose an overview/introductory letter in effort to minimize road damage from heavy construction machinery and provide policy copies to be sure they're aware of KFA drainage guidelines for culverts and ditches
- 5) **Potholes/rough road sections** – all voted in favor to allocate \$5K in annual funds to dedicate toward pothole repairs

Common Areas | Roadside Drainage | Culverts

- 6) **Roadside care** – will revise recommended list of ditching and clearing, per suggestion to group sections by geographic proximity to each other; then submit list to contractors for quotes
- 7) **Sky Trim sections of Lakeview | Burkett | Renie** – formally approved contractor trimming of easement overgrowth which encroaches into roadway up to height of 25 ft.

Other topics/concerns

- 8) **Pending sale** – though Lee Snyder will retain part ownership, he announced pending sale of SES to take place by end of April. This will curtail time available for the Treasurer and Secretary to devote to Board tasks, so the search will begin to find a contractual service company to manage KFAMA invoicing, collections, communications & website oversight

Meeting adjourned: 3:26

Next routine Officers' meeting – 2:00pm Wednesday, May 20th, 2026