

Minutes - KFAMA Inc. Officers' Meeting (via Zoom) February 18th, 2026

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

Treasurer's Report & Financial Items

BCT Operating Account - \$105,731; BCT Savings Reserve - \$15,073

Developer Escrow - \$161 (Keyes Crossing dollar for dollar matching funds for road projects)

BCT 12-Mo.CD \$50,178; Accounts Receivable - \$161,254 (down \$48,068 from previous month)

- 1) **Road project funds** – as of Board meeting, \$138,400 is available to commit toward project funds if not another dollar were collected from dues (though revenue continues to accumulate)
- 2) **Minutes Generated by AI** – Treasurer mentioned AI reports she's seen from another Zoom meeting she attends; potentially this a function that could help summarize meeting proceedings
- 3) **Insurance provider** – due to a price rise of nearly \$1,000 since the 2022 premium of \$1,778, decided to check if BRA has similar coverage and who they use

Road Related Issues

- 4) **Winter road clearing/treatment** – only a couple of minor issues arose to note for future; otherwise, service was considered prompt and thorough at a reasonable cost
- 5) **Carroll Construction** – (price estimates here are rounded up)
 - **Wagon Trail** (Price #1. **\$35,000**) includes grading and 2" stone base as well as tar & chip; but overall project cost total needs to factor in removing trees from road edge plus replacing culverts at junction with White Dogwood; +/- \$84K is loose projected est. total; need to meet again to look at trees and culvert for better cost determination of those elements
 - **White Dogwood Rd** (Price #2. **\$24,000**) given minimal additional prep anticipated for this road portion, proceeding with each of these two projects looks like a safe commitment
 - **Available remaining funds** – would be allocated to roadside drainage projects as preparation for 2027 projects [**White Dogwood Rd** (Price #3. **\$30,000**) **Kelly Drive** (Price #4. **\$43,500**)
 - **Roadside ditching** \$ ___ cost determination needed for section along White Dogwood Rd; and along Kelly Dr section (between pond and Beverly Place)
 - **Culvert installation/s** \$ ___ cost determination needed at Wagon Trail/White Dogwood intersection; and at White Dogwood near intersection with Scarlet Oak place
 - **Road turn radius improvements** at sharp curves along Kelly Dr + removing roadside growth to open better line of sight - \$ ___ cost determination needed
- 6) **Turn at Keys Gap Road** – discussed resident's request about improving turn from Cedar Hill Dr; a storm drain located at the inside of the curve limits extent of hard surface repair possible there

Common Areas | Roadside Drainage | Culverts

- 7) **Community amenity proposal** – so far, no interest expressed in proposal to develop a KFA playground/recreation park for kids & adults. *If potentially interested, please get in touch with Susanne by contacting: support@kfama.org.* Meeting adjourned: 3:11

Next routine Officers' meeting – 2:00pm Wednesday, March 18th, 2026

Keyes Ferry Acres Maintenance Association

Financial Statements

Board Meeting

2/18/2026

Account Balances as of 2/18/26

Jody Brown

BCT Operating: \$105,730.74

BCT Savings/Reserve: \$15,072.82

BCT Developer Escrow: \$161.06

BCT 12M CD 6/2026: \$50,178.44

Accounts Receivable: \$161,253.96

↓ \$48,067.68

Keyes Ferry Acres Maintenance Association Inc

Balance Sheet

As of February 18, 2026

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
BCT - Checking	105,730.74
CD 12MO Acct 11362618 (M6/25)	50,178.44
Developer Escrow	161.06
Reserve for Snow and Other Emergencies	15,072.82
Total Bank Accounts	\$171,143.06
Accounts Receivable	
Accounts Receivable (A/R)	0.00
Total Accounts Receivable	\$0.00
Other Current Assets	
Prepaid Lot Fees	0.00
Undeposited Funds	225.00
Total Other Current Assets	\$225.00
Total Current Assets	\$171,368.06
TOTAL ASSETS	\$171,368.06
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Developer Escrow Liability	0.00
Early Lot Payments Payable	0.00
Total Other Current Liabilities	\$0.00
Total Current Liabilities	\$0.00
Total Liabilities	\$0.00
Equity	
Retained Earnings	112,671.10
Net Income	58,696.96
Total Equity	\$171,368.06
TOTAL LIABILITIES AND EQUITY	\$171,368.06

Keyes Ferry Acres Maintenance Association Inc

Profit and Loss

January 1 - February 18, 2026

	TOTAL
Income	
Court/Serving/Collection Fees	125.00
Maintenance Fee Revenue	67,253.91
Unapplied Cash Payment Income	-398.60
Total Income	\$66,980.31
GROSS PROFIT	\$66,980.31
Expenses	
Court & Collection Fees	128.00
Insurance	2,761.10
Office Supplies & Software	80.25
Post Office Expense	244.00
Repairs & Maintenance	500.00
Snow Removal	4,570.00
Total Expenses	\$8,283.35
NET OPERATING INCOME	\$58,696.96
NET INCOME	\$58,696.96

Transaction Report
 Keyes Ferry Acres Maintenance Association Inc
 January 1-February 18, 2026

TRANSACTION DATE	NUM	NAME	MEMO/DESCRIPTION	FULL NAME	AMOUNT	BALANCE
Court & Collection Fees						
01/08/2026	1381	Jefferson County Magistrate	stine, rogers, firth, barabehnifoff	Court & Collection Fees	80.00	80.00
01/29/2026	1383	Jefferson County Clerk	Abstract: Restrup, Gee	Court & Collection Fees	24.00	104.00
02/02/2026	1384	Jefferson County Clerk	Abstract: Hammond, Smith	Court & Collection Fees	24.00	128.00
Total for Court & Collection Fees					\$128.00	
Insurance						
02/18/2026	1386	Nationwide Insurance	2026 Renewal	Insurance	2,761.10	2,761.10
Total for Insurance					\$2,761.10	
Office Supplies & Software						
01/20/2026	auto	Intuit - QuickBooks		Office Supplies & Software	80.25	80.25
Total for Office Supplies & Software					\$80.25	
Post Office Expense						
01/05/2026	1380	USPS		Post Office Expense	244.00	244.00
Total for Post Office Expense					\$244.00	
Repairs & Maintenance						
02/05/2026	CC	BENT-Z-TREE	inv. 2026A100 LAKEVIEW	Repairs & Maintenance	500.00	500.00
Total for Repairs & Maintenance					\$500.00	
Snow Removal						
01/29/2026	1382	B&K Grove Enterprise	INV. 1710, 1715 Plowing	Snow Removal	4,215.00	4,215.00
02/02/2026	1385	B&K Grove Enterprise	INV.1716 Plow Dogwood/Cinders	Snow Removal	355.00	4,570.00
Total for Snow Removal					\$4,570.00	
TOTAL					\$8,283.35	

KEYES FERRY ACRES MAINTENANCE ASSOCIATION

	Budget	Actual	Balance
	2026	2026	2026
Lot Fees per year	\$ 280	\$ 280	\$ 280
Total Lots	724	724	724
Total possible Revenue for Dues	\$ 181,000.00	\$ 181,000.00	\$ 181,000.00
Cash In:			
Cash Carryforward from Prior Year	39,790.00	39,790.00	
Oak Meadows/Keyes Crossing 375.50 lots	93,875	31,292	62,583
348.50 Lots owned by Individuals (-15% est of CY Dues Unpaid)	60,988	29,335	31,653
Prior Year Balances/Court Collections	-	6,354	-
Donation/Interest Income	-	-	-
Key Replacement	-	-	-
Developer Escrow	-	-	-
Total Cash In	154,863	66,981	94,236
	194,653	106,771	94,236
Cash Out: Operating			
Bank Charges & Fees	70	-	70
Tax Preparation	250	-	250
Legal Fees, Court Costs	1,500	128	1,372
Mowing	10,000	-	10,000
Office Supplies & Software	1,386	80	1,306
Post Office Expense (Mailings)	2,000	244	1,756
Liability Insurance	2,761	2,761	-
Taxes and Licenses	50	-	50
Rent Expense for Annual Meeting	200	-	200
Allegheny Power (est. \$18 per month)	-	-	-
Snow Removal	5,000	4,570	430
Subtotal of Operating Expenses	23,217	7,783	15,434
Cash Out: Road Maintenance & Projects			
Road and drainage repairs maintenance and upgrades	145,391	500	144,891
2026 Year Projects			
* JOB 2026-1* Ditch/culvert maintenance	10,000	-	10,000
* JOB 2026-2* Entry Sign Big Rock	2,600	-	2,600
2025 Projects (carry-over)			
*JOB 2024-2 Carroll Constr. Greenwood repair sunked edge (across from Towne Property)	3,444	-	3,444
Sub-total Road Work Done	161,435.37	500.00	160,935.37
Cash Out: Emergency Reserve Funds Contribution	10,000	-	10,000
Total Cash Out	194,652	8,283	186,369
		58,697	(82,133)
BUDGET BALANCE	0	98,487	(92,133)

\$ 87,125.0
30% will go unpaid
26,137.50

Jody Rosier

JODY ROSIER, TREASURER
2/18/2026

6,354

PY Collections