

# Minutes - KFAMA Inc. Officers' Meeting (via Zoom) January 21<sup>st</sup>, 2026

**Board member attendance:** Mark Kheim, Susanne Koenig, Emily McFarland, Curt Mueller, Jody Rosier, Lee Snyder and guest, J. Gallman

## Treasurer's Report & Financial Items

**BCT Operating Account - \$61,059; 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 - \$209,322**

- 1) **Financial items** – The year-end 2025 financial statement was sent to the CPA; \$500 was approved to pay for removing a tree with rotted trunk arching over road at 259 Lakeview Dr.

## Road Related Issues

- 2) **Meeting with Carroll Construction estimator** – at site of potential future road surfacing projects, four Board members met with estimator Jeff Hutzler:
  - a) Hutzler alerted us that the local quarry has notified them of an 8% price rise as of Jan. 1<sup>st</sup>, and further, that the same increase will be added each upcoming year [*NOT!!* welcome news]
  - b) Re-emerged potholes at Wagon Trail were noted; before repairing, will wait to see if plowing might partially fill them in; site needs to be re-visited in a couple of months
  - c) Both culverts under junction at White Dogwood should ideally be replaced prior to any surfacing of Wagon Trail; costly, but two objectives would be achieved: longer pipes with larger circumference will handle heavy runoff better and allow creating a wider turn radius there
  - d) Plans for this intersection are potentially impacted by WV American Water's plans; awaiting their response about scheduling a meeting with their representatives
  - e) Widening the radius at two turns along Kelly Drive is also ideally a future improvement

## Common Areas | Roadside Drainage | Culverts

- 3) **Drainage issues** – reviewed a 2-½-page list of culvert and ditch concerns; to improve drainage, the sections to be cleared (plus some re-ditching) will be submitted to contractors for price quotes
- 4) **Common area proposal** – permission in principle was given to designate a Common area portion for creating a playground/recreation park for kids & adults as a community amenity:
  - a) Creating a KFA park would be an ambitious project (which has to be independent of KFAMA). Community design, planning, research & fundraising would include organizing a neighborhood 'barn raising,' calling on many hands to construct & install components
  - b) Area considered is lakeside near Keys Gap parking lot. If chosen, removing recent overgrowth around lake edge would allow a strolling path around lake & possible restored sandy beach
  - c) Problematic issue there is recurring vehicular trespassing that poses ever present threat of abuse/vandalism to a playground amenity. Can a fence enclosure protect the area? The river lot alternate location suggested, is vulnerable to potential damage by flood water

*Does a potential park project interest you? Then please send your name to: [support@kfama.org](mailto:support@kfama.org).*

**Next routine Officers' meeting – 2:00pm February 18<sup>th</sup>, 2026**



**For winter road care concerns, contact Mark at:**  
[cemar818@yahoo.com](mailto:cemar818@yahoo.com) or text/call 1 (314) 355-4505



# Keyes Ferry Acres Maintenance Association

## Financial Statements

Board Meeting

1/21/2026

Account Balances as of 1/21/26

*Judy Rein*

BCT Operating: \$161,058.82

BCT Savings/Reserve: \$15,072.82

BCT Developer Escrow: \$161.06

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

Accounts Receivable: \$209,321.64

Statement of Financial Position  
 Keyes Ferry Acres Maintenance Association Inc  
 As of January 20, 2026

DISTRIBUTION ACCOUNT	TOTAL
<b>Assets</b>	
Current Assets	
Bank Accounts	
BCT - Checking	61,058.82
CD 12MO Acct 11362618 (M6/25)	50,178.44
Developer Escrow	161.06
Reserve for Snow and Other Emergencies	15,072.82
<b>Total for Bank Accounts</b>	<b>\$126,471.14</b>
Accounts Receivable	
Accounts Receivable (A/R)	0.00
<b>Total for Accounts Receivable</b>	<b>\$0.00</b>
Other Current Assets	
Prepaid Lot Fees	0.00
Undeposited Funds	4,883.84
<b>Total for Other Current Assets</b>	<b>\$4,883.84</b>
<b>Total for Current Assets</b>	<b>\$131,354.98</b>
<b>Total for Assets</b>	<b>\$131,354.98</b>
<b>Liabilities and Equity</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Developer Escrow Liability	0.00
Early Lot Payments Payable	0.00
<b>Total for Other Current Liabilities</b>	<b>\$0.00</b>
<b>Total for Current Liabilities</b>	<b>\$0.00</b>
<b>Total for Liabilities</b>	<b>\$0.00</b>
Equity	
Retained Earnings	112,671.10
Net Income	18,683.88
<b>Total for Equity</b>	<b>\$131,354.98</b>
<b>Total for Liabilities and Equity</b>	<b>\$131,354.98</b>

# Statement of Activity

## Keyes Ferry Acres Maintenance Association Inc

January 1-20, 2026

DISTRIBUTION ACCOUNT	TOTAL
<b>Income</b>	
Court/Serving/Collection Fees	50.00
Maintenance Fee Revenue	19,436.73
Unapplied Cash Payment Income	-398.60
<b>Total for Income</b>	<b>\$19,088.13</b>
<b>Gross Profit</b>	<b>\$19,088.13</b>
<b>Expenses</b>	
Court & Collection Fees	80.00
Office Supplies & Software	80.25
Post Office Expense	244.00
<b>Total for Expenses</b>	<b>\$404.25</b>
<b>Net Operating Income</b>	<b>\$18,683.88</b>
<b>Net Other Income</b>	
<b>Net Income</b>	<b>\$18,683.88</b>

