

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

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

Treasurer's Report & Financial Items

BCT Operating Account - \$106,170; BCT Savings Reserve - \$15,073

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

BCT 12-Mo.CD \$50,178; Accounts Receivable - \$154,504 (down \$6,749 from previous month)

Administrative

- 1) **Insurance provider** – still waiting to hear which provider BRA uses for their insurance as a potential alternative, due to a premium rise of nearly \$1,000 since 2022

Road Related Issues

- 2) **Major summer road projects** –
 - a) **Carroll Construction** – contact Jeff Hutzler to let him know intention to go ahead with projects, probably Wagon Trail Road and 'lower' section of White Dogwood Road; meantime awaiting communication from WV American water about sewer construction plans which could impact decision
 - b) **Roadside tree removal** – \$6K spent for following measures in preparation for future tar & chip surfacing: removed trees constricting width of Wagon Trail, infilled cavities left by the root balls, and between Greentree and White Dogwood Rd, spread seven loads of gravel; the cost for equipment usage (\$3,360) was not charged to the Association

Common Areas | Roadside Drainage | Culverts

- 3) **Worst Potholes** – potholes persist because they're difficult to repair durably at a reasonable cost. The worst ones are being identified to see whether contractors can suggest a mitigation approach at a justifiable charge. List includes McArthur at each end, especially near the intersection at Burkett; White Dogwood at crest of hill; Kelly Dr; area near intersection of Scarlet Oak and White Dogwood roads; Honeysuckle Rose near Lakeview
- 4) **Roadside care** – for Board review, will circulate list of recommended sections for ditching and cleaning, then submit list to contractors for quotes

Meeting adjourned: 2:44

Next routine Officers' meeting – 2:00pm Wednesday, April 15th, 2026

Keyes Ferry Acres Maintenance Association

Financial Statements

Board Meeting

3/18/2026

Account Balances as of 3/18/26

Judy Rusin

BCT Operating: \$106,169.58

BCT Savings/Reserve: \$15,072.82

BCT Developer Escrow: \$161.06

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

Accounts Receivable: \$154,504.33

Keyes Ferry Acres Maintenance Association Inc

Balance Sheet

As of March 18, 2026

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
BCT - Checking	106,169.58
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	\$171,581.90
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	\$171,806.90
TOTAL ASSETS	\$171,806.90
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	59,135.80
Total Equity	\$171,806.90
TOTAL LIABILITIES AND EQUITY	\$171,806.90

Keyes Ferry Acres Maintenance Association Inc

Profit and Loss

January 1 - March 18, 2026

	TOTAL
Income	
Court/Serving/Collection Fees	125.00
Maintenance Fee Revenue	74,062.40
Unapplied Cash Payment Income	-398.60
Total Income	\$73,788.80
GROSS PROFIT	\$73,788.80
Expenses	
Court & Collection Fees	186.86
Insurance	2,761.10
Office Supplies & Software	331.59
Post Office Expense	244.00
Professional Fees	275.00
Repairs & Maintenance	500.00
Road Work	5,934.45
Snow Removal	4,570.00
Total Expenses	\$14,003.00
NET OPERATING INCOME	\$58,985.80
Other Income	
Donations	150.00
Total Other Income	\$150.00
NET OTHER INCOME	\$150.00
NET INCOME	\$59,135.80

Transaction Report

Keys Ferry Acres Maintenance Association Inc

January 1-March 18, 2026

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	BALANCE
Repairs & Maintenance						
02/05/2026	Check	CC	BENT-Z-TREE	Inv. 2026A100 LAKEVIEW	500.00	500.00
Total for Repairs & Maintenance					\$500.00	
Road Work						
02/15/2026	Check	1391	SNYDER ENVIRONMENTAL SERVICES INC	Inv J014094 Wagon Trail gradng	1,550.00	1,550.00
03/03/2026	Check	1389	Inwood Quarry	Inv. 117994 Wagon Trail	3,109.38	4,659.38
03/13/2026	Check	1390	Inwood Quarry	Inv. 118126 Wagon Trail	1,275.07	5,934.45
Total for Road Work					\$5,934.45	
Snow Removal						
01/29/2026	Check	1382	B&K Grove Enterprise	INV. 1710, 1715 Plowing	4,215.00	4,215.00
02/02/2026	Check	1385	B&K Grove Enterprise	INV.1716 Plow Dogwood/Cinders	355.00	4,570.00
Total for Snow Removal					\$4,570.00	
TOTAL					\$11,004.45	

KEYES FERRY ACRES MAINTENANCE ASSOCIATION

	Budget		Actual		Balance	
	2026	2026	2026	2026	2026	
Lot Fees per year	\$ 280	\$ 280	\$ 280	\$ 280	\$ 280	
Total Lots	724	724	724	724	724	
Total possible Revenue for Dues	\$ 181,000.00	\$ 181,000.00	\$ 181,000.00	\$ 181,000.00	\$ 181,000.00	
Cash In:						
Cash Carryforward from Prior Year	39,790.00	39,790.00	39,790.00	39,790.00		
Oak Meadows/Keyes Crossing 375.50 lots	93,875	31,292	31,292	31,292	62,583	
348.50 Lots owned by individuals (-15% est of CY Dues Unpaid)	60,988	35,623	35,623	35,623	25,364	\$ 87,125.0
Prior Year Balances/Court Collections	-	6,874	6,874	6,874	-	30% will go unpaid
Donation/Interest Income	-	150	150	150	(150)	26,137.50
Key Replacement	-	-	-	-	-	
Developer Escrow	-	-	-	-	-	
Total Cash In	154,863	73,939	73,939	73,939	87,798	
	194,653	113,729	113,729	113,729	87,798	
Cash Out: Operating						
Bank Charges & Fees	70	-	-	-	70	
Tax Preparation	250	275	275	275	(25)	
Legal Fees, Court Costs	1,500	187	187	187	1,313	
Mowing	10,000	-	-	-	10,000	
Office Supplies & Software	1,386	332	332	332	1,054	
Post Office Expense (Mailings)	2,000	244	244	244	1,756	
Liability Insurance	2,761	2,761	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	4,570	4,570	430	
Subtotal of Operating Expenses	23,217	8,369	8,369	8,369	14,849	
Cash Out: Road Maintenance & Projects						
Road and drainage repairs maintenance and upgrades	145,391	6,434	6,434	6,434	138,957	
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	6,434.45	6,434.45	6,434.45	155,000.92	
Cash Out: Emergency Reserve Funds Contribution	10,000	-	-	-	10,000	
Total Cash Out	194,652	14,803	14,803	14,803	179,849	
			59,136	59,136	(82,052)	
BUDGET BALANCE	0	98,926	98,926	98,926	(92,052)	

Jody Rosier

JODY ROSIER, TREASURER
3/18/2026

6,874
PY Collections