

Minutes of Kayhill Greenhill Property Owners Association Meeting

April 29, 2012

Meeting was called to order at 2pm by Gary Gray, President

Chris Jetter read the 2011 minutes; they were approved unanimously

Jeff Fleisher, treasurer, read a review of the 2011 actual expenses and a description of the 2012 proposed budget. The proposed budget was approved unanimously.

Road Update:

- Warren (the paver) will come back in July and review the road condition with Gary Gray. Small issues will be repaired at no cost. Any major issues will be addressed and will be priced accordingly.

- Gary described how the road was graded to smooth out the road from side to side with a crown in the center. This will greatly improve road wear. He also mentioned that a heavy coat of tar was used but a double coat of tar and chip was not done because of cost.

Dues:

Payments are due by June 30th, 2012. There will be a 10% late fee assessed for payments received after June 30th.

Election of Officers:

Gary Gray and Julian Jenkins were elected by unanimous voice vote. A voice vote was taken because they were the only people on the ballot for the two vacant positions. Association officers are:

Gary Gray - President
George Jetter - Vice President
Jeffrey Fleisher - Treasurer
Rose Fisk - Secretary
Julian Jenkins - Director at Large

Gary mentioned that it is getting hard to find volunteers for these positions and asked that people volunteer in the future. These are not difficult positions!!

Announcements:

- We have hosted a set of documents on our website to satisfy the requirements for real estate purchases. These documents are available for you to provide to buyers and their agents. You can direct them to our website at: www.kaygill-greenhill.org.

- If you sell your house, association dues are supposed to be prorated if you do not agree to pay all of the buyers closing costs.

- Gary talked to Patrick Sullivan and made him aware that the state was looking for him for unpaid taxes. He was unaware of this. He requested that we send future mailings to his local mailing address.

New Business:

- Combine covenants – Gary polled the attendees to determine if there was any interest/concern about combining the Kayhill and Greenhill covenants into a single covenant document. There was a small discussion about the potential cost of approximately \$600.00 because an attorney is required for filing the covenants. The goal of this effort is to reduce the number of items in the current documents and to be more consistent across the two ‘communities’. There were two comments provided during the discussion; first that the association should be more diligent on enforcing the current set of covenants, and second, that any modification to the covenants should lean toward the Greenhill set which are more lenient, especially towards the number of pets that are allowed in a home.

- The sign at the entrance to community on Martz Drive is in need of repair or replacement. We will look at the sign and determine how to proceed.

Minutes:

A copy of these minutes and approved budget will be posted onto the Association website and not provided in a mass mailing. We will mail a copy of the minutes to families requesting a printed copy. You can request a copy via the check box on the meeting’s proxy.

The meeting was adjourned at 2:45pm.