

Minutes of Kayhill-Greenhill POA Meeting

July 17th, 2016

Meeting was called to order by Gary Gray, President at 2:00pm

Gary explained why the meeting was called so late in the year, (personal matters concerning his wife).

George Schimmel read the minutes from the 2015 meeting- approved unanimously.

Jeff Fleisher reported on budget, Gary Gray commented on receipt of one past due lot payments making them current. Julien Jenkins added possible way to contact other past due lot owner. A Motion was made by George Jetter to accept budget as read, and 2nd by Pattie Schimmel-approved unanimously.

Gary Gray spoke of need for more members to become involved in association duties. Due to personal matters he would like to step down as President. Jeff Fleisher also discussed the need to get members to take positions on the Board. Gary Gray spoke on the duties of the President, (ie; take calls on assoc. matters, deal with state laws, road care, etc.). Jeff Fleisher spoke of his duties as Treasurer, (pay bills, banking needs, web site postings). He also mentioned Secretary's duties, (mailings, record meetings minutes).

An idea was mentioned by several members to offer an incentive to join the board. A discount of the yearly dues to the Directors. Several different amounts were discussed, such as all fee's waived or a percentage discount.

Jeremy Price made a motion to mail out a letter informing all lot owners of the duties required of board members. After a discussion by attending members, amounts of fee discounts were settled on at 50% off for the President, and 25% for all other Directors. The members would vote Yes or No on this proposal and mail back their vote. A simply majority would determine the outcome. If approved the new policy would take effect in the upcoming year of 2017. Gary Gray 2nd the motion- approved unanimously.

Note: Letter on proposed vote to be mailed no later than 7/23/2016.

Gary Gray addressed meeting concerning road maintenance. Should we re-surface the road with new tar and chip, fix pothole at corner near Phillips home, and other issues with road repairs and delay tar and chip until 2017 when oil prices might be lower thus causing a lower estimate. Linda Larson questioned that we should get additional bids for the road re-surfacing. Jeremy Price agreed adding that the venders, (Hepler Paving), bids were high for other jobs. Gary Gray discussed the quality of his work on past jobs but agreed to entertain other paving company's bids for the road re-surfacing.

By a show of hands, it was determined that we would delay one year until 2017, the re-surfacing of the road and only repair the worn spots now.

Jeff Fleisher brought up the possibility of re-surfacing the road with asphalt one small section at a time. After a brief discussion, this idea (due to cost considerations), was tabled for another time. No further action taken.

A motion was made by George Schimmel to obtain and approve an estimate for road repair, (of not more than \$5,000.00). Gary Gray would follow up and have go ahead approval for this project. Motion was 2nd by Rose Fiske-approved unanimously.

Gary Gray again brought up the past due member's property's. Members discussed homes not being maintained. It was suggested that Jim Lacek could be hired to maintain the outside mowing of these properties. Jeff and Gary discussed the legal right to do this maintenance and recoup any cost as it is written in the Covenants as agreed to by property owner.

Jeff Fleisher made a motion to send a 30day notice to these aforementioned property owners, to clean up their lots or we will have it done for them and any costs incurred would be charged back to them. This motion was 2nd by George Schimmel- approved unanimously.

Jim Lacek said he was going to cut off a large limb of a tree at the entrance the complex, as it has become a safety issue. There were no objections voiced in the matter.

Jeremy Price mentioned the bushes that were hanging over Highview Road, saying they were causing on obstruction on the road. Gary Gray spoke of the roads rite of way and said the Mr. Price had the right to clear the obstruction if so inclined to do so. Jeremy then said he would take care of it.

Jim Lacek and Jeremy Price both brought up the culvert at the end of Green Hills Lane. They said there could be a washout of the road if it was not tended to right away. Jim said he would examine the culvert and advise members of what should be done to fix this problem.

The election results were tallied with both Julian Jenkins Jr. and Gary Gray both being re-elected. There was one write-in vote for Jim Lacek.

Gary Gray again mentioned his desire to step down as President do to personal matters. Also stating he would help the new President become acclimated with his or her duties.

There was no discussion of old business.

Motion to adjourn was then carried.

