

## Kayhill-Greenhill Property Owner's Association (POA) Board Meeting

April 17<sup>th</sup>, 2023

5:00 p.m.

The meeting was held at 326 Highview Road, New Market. Matt Branigan, Mauricio Trigo, Julian Jenkins and Karen Lacek were in attendance.

The board discussed the way forward with the analysis and possible change in the current governing documents. The POA is the legal governing body for two subdivisions, Kayhill Estates and Green Hill Acres. Each subdivision has its own Covenant, and while similar, there are enough differences that what is allowable in one subdivision is prohibited in another. The community has been thinking about reconciling the differences with either new covenants or community rules and regulations. The board discussed the options for determining the best way forward and will further discuss during the July meeting.

The only new business was a growing concern among some residents with a perceived increase in traffic. There is a concern the increase is a result of property owners hosting Air BnBs. There is nothing in either covenants that prohibit property owners from operating an Air BnB or renting their property on a temporary or permanent basis. The covenants do allow "the use of temporary camping trailers so long as they do not remain permanently on the premises". The covenants do not define the term "temporary". The board will look into the traffic concerns and update the community on their findings.

The board also noted an increase in traffic likely due to the construction of the new house and the addition of a large for sale sign in lots 2 and 3. We believe this is generating additional traffic as people curious or interested in new homesites explore the neighborhood.

There being no further new business the meeting was adjourned at 5:45 p.m.

The next meeting is scheduled for 10 July at 5 p.m.

Matt Branigan  
President