

Community Meeting of Kayhill Greenhill POA
October 28, 2024

The meeting was called to order by President, Ed Clar at 2:00 PM

Between attendees and proxies mailed in or delivered, a quorum was represented.

Ed welcomed all attendees.

Mary-Hope Vass-Weaver and Marcio Trigo were voted in as Board Directors. Ed made note that the vote was for Board Directors in general. The Board will decide on Board officers.

The following items were discussed:

Budget:

Ed had one clarification of the Budget: \$800 of dues were paid prior to the Budget being distributed. For the first time in a long time, ALL dues have been paid for 2024 year.

Next year's budget will include road repairs. The road is in good shape with the exception of the culvert at Martz & Highview that needs to be filled in with tar and chip. Repairs of the road will probably need to be performed in the next two-four years.

New Homeowners:

We have had eight new homeowners/property sales this year

Lot #4 owners have asked the Board to approve the erection of two sheds. The Board will discuss and decide on this request.

Lot #5 – the house is coming along nicely

The Sanchez house (496 Highview Rd) is on the market and may already have been sold

Kayhill-Greenhill Entry Way:

Jeff Fleisher and Ed Clar will work together to gather information on what needs to be done to replace the old sign. They will explore various options so it can be illuminated. In the meantime, Ed will look into purchasing reflectors that can be placed on the pole at the end of Martz to help indicate the entrance. Also, the idea of placing a street light was discussed and Ed will check into that possibility.

Covenants

First and foremost, Ed's goal before his tenure ends is to get the Covenants revised and approved by the community. The Covenants were established 44 and 45 years ago, for our two subdivisions . The verbiage needs to be changed and potentially merged into a single covenant shared by each subdivision.

Ellen Fleisher noted that Jeff and Matt Brannigan wrote up a set of revised Covenants when Matt was President. Ellen offered that Jeff was willing to go over these with Ed to help speed the process. We know that this will cost us legal fees and have set aside \$2000 for that expense.

The following items were discussed regarding the Covenants for both Kayhill and Greenhill. These items will be addressed when the Covenants are revised and, hopefully, merged:

Signs placed on lawns
Chickens that are running loose

The Board will continue to monitor issues like these and take action as necessary.

Miscellaneous:

Dues reminder and budget update will be sent out with the December newsletter as well as an up-dated list of ONLY names and addresses to all residents.

Meeting was adjourned at 2:30 PM.

Respectfully submitted,
Ellen Fleisher
Secretary