

MINUTES FOR THE GREENFIELD HARBOUR PROPERTY
OWNERS ASSOCIATION, INC. (GHPOA) 2010 ANNUAL MEETING
OF JULY 10, 2010

The meeting was called to order at 11:08 AM in the Northumberland County Library, Heathsville, VA, by Mr. Bob Clowers, President. Also in attendance were the following members of the Board of Directors: Mr. Dick Rice, Vice President; Mr. Jan Unterzuber, Treasurer; Ms. Jo Ann Bailey, Secretary; and Ms. Kaye Shepard, Property Manager.

Secretary's Report: The minutes from the 2009 annual meeting were presented and accepted as read.

Treasurer's Report: The Treasurer's report for the period July 1, 2009 through June 30, 2010 was presented and accepted as read and is incorporated as an attachment to these minutes.

President's Report:

1. Road Maintenance: VDOT managed to get some holes patched, but the funds for right-of-way mowing would be limited because of snow removal costs. They plan on mowing twice and suggested that property owners can help by taking care of their own sections.

2. Water System Emergency Generators: The collection of the previously approved special assessment of \$100.00 per lot and the purchase/installation of two emergency generators remain on hold pending further coordination with E. L. Goddard, Inc. Goddard has applied for a state grant for emergency generators which, if approved, would preclude the need for GHPOA funds.

3. Boat Ramp: The concrete boat ramp has now been extended as far as possible up the hill and has been met with enthusiasm. Unfortunately, both the Board and the members present noted that there are many non-Greenfield Harbour residents using the ramp despite posted signs. After a brief discussion, the consensus was that the problem is not significant enough to warrant any further action at this time (e.g. install a gate).

4. Hunting in Greenfield Harbour: Liaison with county and state officials revealed that there are no restrictions or provisions on hunting near adjacent properties/residences. However, hunters must have written permission from the owner to hunt on private property. Problems with hunters should be reported to the Sheriff. If the GHPOA covenants prohibited hunting, it would effectively prevent such activity within the neighborhood.

5. Covenants: The covenants need revision and the Board is looking at how to best accomplish it. A draft of possible revisions will be worked on.

Election of Board of Directors - Results of Voting:

The results of the election for the new Board of Directors are as follows:

	Votes
Mr. Bob Clowers	12
Ms. Jo Ann Bailey	16
Mr. Dick Rice	13
Ms. Kaye Shepard	15
Mr. Jan Unterzuber	14

The Board of Directors for 2010-2011 will be Mr. Bobby Clowers, Ms. Jo Ann Bailey, Mr. Dick Rice, Ms. Kaye Shepard, and Mr. Jan Unterzuber.

There being no further business, the meeting was adjourned at 12:21 PM.

GREENFIELD HARBOUR PROPERTY OWNERS' ASSN, INC.
FINANCIAL STATEMENT FISCAL YEAR 2009-2010

	2009-2010 BUDGET	2009-2010 ACTUAL	VARIANCE
PRIOR YEAR BALANCE FORWARD	\$3,676.12	\$3,676.12	\$0.00
INCOME			
Membership Dues	\$4,150.00	\$4,150.00	\$0.00
Dues Late Fees	\$200.00	\$185.00	(\$15.00)
Disclosure Packages	\$100.00	\$25.00	(\$75.00)
Mowing Fees - Remote Drainfields	\$935.00	\$825.00	(\$110.00)
Mowing Fees - Overgrown Lots	\$200.00	\$200.00	\$0.00
SUB-TOTAL INCOME	\$5,585.00	\$5,385.00	(\$200.00)
TOTAL CASH AVAILABLE	\$9,261.12	\$9,061.12	(\$200.00)
EXPENSES			
Post Office Box Rental	\$56.00	\$56.00	\$0.00
Postage	\$150.00	\$66.16	(\$83.84)
Printing/Reproduction	\$75.00	\$24.00	(\$51.00)
Office Supplies	\$50.00	\$8.70	(\$41.30)
Grounds Maintenance	\$1,430.00	\$1,090.42	(\$339.58)
Bank Fees	\$15.00	\$15.00	\$0.00
Annual Meeting	\$50.00	\$19.88	(\$30.12)
Legal Services	\$250.00	\$250.00	\$0.00
Insurance	\$375.00	\$373.00	(\$2.00)
State Corporation Commission Fees	\$25.00	\$25.00	\$0.00
Virginia Real Estate Board Fees	\$76.00	\$60.00	(\$16.00)
Improvements	\$4,000.00	\$4,416.00	\$416.00
Miscellaneous	\$50.00	\$25.00	(\$25.00)
SUB-TOTAL EXPENSES	\$6,602.00	\$6,429.16	(\$172.84)
SURPLUS/(DEFICIT)	\$2,659.12	\$2,631.96	(\$27.16)