

**MINUTES OF THE  
GREENFIELD HARBOUR PROPERTY OWNERS ASSOCIATION  
OF JULY 12, 2014**

**I. Welcome and Introductory Remarks:**

The meeting was called to order at 11:02 AM in Northumberland County Library in Heathsville, VA by Mary Barna, President. Also in attendance were the following members of the GHPOA Board of Directors: Mr. Jan Unterzuber, Treasurer; Mr. Steve Hanks, Vice President; and Mrs. JoAnn Bailey, Secretary. The President verified that the minimum of nine property owners required by the by-laws were present in person or by proxy. There were ten owners actually at the meeting. Mrs. Barna welcomed all those present and introduced the Board.

**II. Guest Speaker:**

Our guest speaker, Susan Lindsey, represented I-SEA (Integrated Shoreline Evaluation Assistance) and is a member of Northern Neck Master Gardeners. She gave a comprehensive presentation on "Living Shorelines" which addressed the problem of coastal erosion and loss of topsoil caused by water runoff. The accompanying slide show illustrated excellent, good and poor examples of runoff control and emphasized that a well-planted bank of natural and native species is just as important as seawalls, rip-rap, and other man-made structures. Included were photos of Greenfield Harbour waterfront properties taken on a tour by boat. She suggested various solutions that could result in better run-off and erosion control within Greenfield Harbour. Anyone having questions or taking advantage of evaluations available can contact Susan Lindsey at (804) 580-4137 or email [kingdon@caballero.com](mailto:kingdon@caballero.com).

**III. Minutes:**

The minutes of the July 2013 annual meeting were presented and approved with one minor correction.

**IV. Treasurer's Report:**

Jan Unterzuber presented the financial report for the period July 1, 2013 to June 30, 2014. This report is incorporated as an attachment to these minutes. The Treasurer gave a detailed explanation of last year's income and expenditures. Mr. Unterzuber also noted that the emergency water system generators were completed and operational. The Treasurer's report was approved as presented. The Board-approved budget for 2014-2015 was also provided to attendees for information.

**V. President's Report:**

(1) The installation of our dry-hydrant has been completed next to the pier, greatly improving the water supply to fight fires. The local fire departments can use it to fill their tankers at a rate of 600 gallons per minute without leaving the neighborhood. Home owners are encouraged to contact their insurance companies to determine if any premium discounts are available on their fire protection policies due to this installation.

(2) Two new all-weather picnic tables have been placed on the commons picnic area by the boat ramp, replacing the old wooden ones.

(3) Our new water system emergency generators proved valuable during a recent accidental downing of the power lines over Little River Drive.

**VI. Election of New Board of Directors:**

Ballots were distributed to all attendees. Completed ballots were then collected, added to the proxy ballots received by mail, and counted. While the count took place, an open forum was held for attendees to bring up issues important to them. After a count of ballots the New Board for 2014-15 will be:

Mary Barna	18 votes
Steve Hanks	18 votes
Dick Rice	16 votes
Jan Unterzuber	18 votes

## VII. Open Forum:

(1) Jan Unterzuber, Treasurer, commented on the difficulty collecting dues and late fees. A small number of owners are habitually delinquent, with one owing well over \$1,000.00. Written notification over several years and even registered letters have been routinely ignored. This is not in compliance with the covenants and patently unfair to the vast majority of members who pay on time. Accordingly, the Board now plans to take these owners to court. The property owners will receive one more certified letter asking them to make payment or contact us regarding a payment plan. If they do not comply, the next notification will be a summons to appear in the Northumberland District Court on a "Warrant in Debt". One member suggested the Board also consider waiving half of the late fees for accounts in arrears paid within 30 days.

(2) Steve Hanks, Vice-President/Property Manager, then explained his duties. This entailed checking the condition of properties, in particular, overgrown lots. Despite being continually reminded by letters regarding the covenant requirement to maintain lots, a number of owners do not take this issue seriously and refuse to be proactive in keeping their lots mowed. Many simply ignore the letters and the Board has to contract with a local mower and then bill the owner. There are also owners who do cut their lots, but only after they receive a letter from the Board. This creates a continuous flow of letters during the growing season and the Board is looking for a better way to handle this. One suggestion was to send letters to all lot owners in March of each year requiring a minimum of one mowing per month during the growing season. This one notification letter would take the place of the multiple letters currently being sent out every season.

(3) Golf carts on neighborhood public roads is another subject brought up annually. Getting Greenfield Harbour designated by the county as a "Golf Cart Community" has one major impediment: golf carts can only legally be driven on or across roads where the posted speed limit is 25 MPH or less and the speed limit on Greenfield Point Drive is 35 MPH. In addition the following restrictions would apply: operators must be licensed drivers at least 16 years of age, golf carts must display a slow vehicle sign on the back and lights after dark, and the community would have to install, at its own expense, warning signs at both ends of Greenfield Harbour. There are currently very few golf carts within Greenfield Harbour and the Board does not consider this to be a pressing issue.

(4) The Board wants to ensure the pier doesn't degrade to the point that it becomes unsafe and is checking it regularly. We will probably have to replace the planking within the next four or five years.

(5) The Property Manager thanked Kaye Shepard for her help in keeping up the Greenfield Harbour sign.

(6) Members were asked to keep Board member Dick Rice in their prayers as he has currently returned to Fairfax Nursing Center.

## VIII. Door Prizes:

Winners of the door prizes for attendance were:

Lot 14	Lorraine Zych	\$ 25.00
Lot 35	Ken Shepard	50.00
Lot 36	Kaye Shepard	100.00

There being no further business the meeting was adjourned at 12:35 PM.

Respectfully submitted,  
JoAnn Bailey  
Secretary