

MINUTES OF THE
GREENFIELD HARBOUR PROPERTY OWNERS ASSOCIATION
OF JULY 13, 2013

I. Welcome and Introductory Remarks

The meeting was called to order at 11:03 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; Mrs. JoAnn Bailey, Secretary; and Mrs. Kay Shepard, Property Manager. The President verified that the minimum of 9 property owners required by the by-laws were present in person or by proxy. There were 11 owners actually at the meeting. Mrs. Barna welcomed all those present and introduced the Board.

II. Minutes:

The minutes of the July 2012 annual meeting were presented and approved as read.

III. Treasurer's Report:

Jan Unterzuber presented the financial report for the period July 1, 2012 to June 30, 2013. This report is incorporated as an attachment to these minutes. The Treasurer explained each of the items for income and expenditures. He then spoke that it had been approved by earlier GHPOA Boards to impose a \$5.00 a month late fee for any item not paid after being informed; lawn mowing, dues and any special assessment. Mr. Unterzuber also reminded members that the budget is posted on the GHPOA website, along with minutes of previous annual meeting.

IV. President's Report:

(1) The President noted, concerning changing covenants, that it required 100% approval by all lot owners. This would be nearly impossible.

(2) Mrs. Barna was pleased to announce our insurance costs will be reduced. We have been approved for a dry hydrant and explained how it works. Essentially it is a faster re-supply of water for fighting fires in our area. We are now awaiting the state funding.

(3) Concerning the 3 emergency generators that have been installed, it has been suggested we check with Revere Gas to see if they are on automatic refill. Each tank holds 100 gallons and are self-tested. We are very proud of Mr. Unterzuber and Mr. Hanks and all the time, research and labor overseeing installation. This saved us a good deal of money. Mr. Goddard has been very cooperative. We also had a legal protection document drawn up with Goddard Water in case our emergency generators damage any of his equipment.

V. Election of New Board of Directors:

Ballots were distributed to all attendees. Mr. Dick Rice was added to the ballot after volunteering to serve on the Board. Ballots were then collected, added to the one proxy received, and all were

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 2013-14 will be:

JoAnn Bailey	12 votes
Mary Barna	12 votes
Steve Hanks	12 votes
Dick Rice	11 votes
Jan Unterzuber	12 votes

VI. Open Forum:

(1) The President reported another issue that needs studying/solving was the maintenance or mowing of drainfields involving those remotes located on other owner's lots. We have to work out an equitable solution on this problem. Especially those that are overgrown with trees, which will damage the drainfield.

(2) A suggestion was made that we have a community activity such as a picnic in the Common Area. All present were in agreement and the Board will work on it.

(3) Members were reminded that when their property is sold it is the seller's responsibility to provide a package containing Association documents (covenants and by-laws) to the buyer prior to closing. We have them available at a cost of \$25.00.

VII. Door Prizes:

Winners of the door prizes for attendance were:

Lots 35 & 36	Shepard	\$ 25.00
Lot 29	Hathaway	50.00
Lot 30	Rice	100.00

There being no further business the meeting was adjourned at 11:50.

Respectfully submitted,

JoAnn Bailey
Secretary