

MINUTES OF THE
GREENFIELD HARBOUR POA BOARD OF DIRECTORS' MEETING

December 3, 2024

I Opening and Verification of Quorum

Current President Don Crawford opened the meeting at 5:30 p.m. All five of the five current Board members were present: Don, Ed Cezar, Jennifer Mann, Jim Johnson and Mary Barna, so a quorum was declared.

II Minutes of Last Regular Board Meeting

The minutes of the meeting of August 7, 2024 as the last meeting of the Board were not available, so the Board agreed to consider them at the next regular meeting. The minutes of the July 11 meeting, which approved the budget, were presented and approved unanimously.

III Special Presentation

Pierre Monacelli, a resident of our Community and designer and caretaker of the GHPOA website, gave a brief presentation concerning the website and its capabilities, which include the ability to invoice, collect payments, and communicate with fellow lot owners if we wish. He is available to discuss needs of the GHPOA, once we decide how to proceed.

IV Treasurer's Report

Jennifer presented the Financial Report. Don reported that the two water companies (Smith Point Circle Water Company and American Virginia Water) still had the propane accounts in their names. Mary corrected him, showing invoices to SPWCC addressed to Ted Barna, Treasurer at his address. The situation with VAW is unknown. Mary suggested we not remove tanks ourselves, as it could be interpreted as trespassing.

The Reserve account was brought up, as well as the need for a new reserve schedule. Once it has been decided, a deposit to the Reserve must be made, in any case no later than 6/30/25. However, with the reduction in assets, we may find that the reserve is sufficient at the present time to meet legal requirements.

Stuart Gough has been sent a letter requesting full payment of dues.

The Beneficial Ownership Information Report, required by the Corporate Transparency Act, has been filed.

The Financial Report shows a bank balance as of December 3, 2024 of \$15,706.48, with Reserves of \$9,283.76. Jennifer reported six homeowners in arrears, but the total due of \$625.00 was much lower than usual. The Report was accepted unanimously as presented.

V Property Report

Don reported that Charles Lewis has been given carte blanche on mowing the GHPOA properties and the remote drainfield lots. It will be left to his judgment as to when mowing is needed.

Don asked Ed to report on the placing of additional stone at the end of the Boat Ramp. Ed has contacted Chesapeake Bay Marine, Inc. and Vance Headley Hauling for quotes. The GHPOA is to get gravel, and Chesapeake will spread for \$800. Ed brought up the possibility of using used concrete which has been crushed instead of gravel. It would save on the cost. No date currently available for use of the barge. Ed will continue to monitor situation. The Board agreed on doing the project when barge becomes available.

Don reported that Barnas and Bosmans are purchasing Lot 39, between their properties and splitting it. He reminded everyone that Covenants do not permit subdividing lots. Mary Barna acknowledged problem with Covenants, but said it would be to enlarge each property, to prevent any new house being only 30 feet from Barnas. Don said Board would have to meet to decide what action to take in perhaps amending the Covenants, which would take Majority of Lot owners. No action taken at this time.

Don reported that Virginia American Water seems to be making progress on the installation of new water mains in the community.

VI New Business

Don reported that a contractor for Dominion Energy, Team Fishel, will install underground cables in Greenfield Point Circle area and other areas in the first quarter of 2025.

VII Old Business

Mary reported that she had gotten a quote on a “sandwich sign” to be used to announce meetings, clean ups and other community events. Fast Signs wants \$650.00. She will attempt to get at least one more quote before asking the Board to decide on the project.

VII Miscellaneous

No miscellaneous items were brought up.

VII Adjournment

Mary moved, Ed seconded, motion to adjourn passed unanimously at 6:30 p.m.

Respectfully submitted,
Mary Barna, Secretary