

**MINUTES OF THE ANNUAL MEETING OF GREENFIELD HARBOUR
PROPERTY OWNERS' ASSOCIATION
JULY 19, 2025**

I OPENING AND CERTIFICATION OF A QUORUM

The meeting was opened at 11:00 a.m. by President Don Crawford, who thanked everyone for coming, and especially thanked the current Board of Ed Cezar, Jim Johnson, Jennifer Mann and Mary Barna for their service. With 5 Board members and 9 community members present, a quorum was declared.

II MINUTES OF 2024 MEETING

Mary Barna then read the minutes of the July 19, 2024 Annual Meeting, which were approved as presented.

III PRESIDENT'S REPORT

Don Crawford reported on some of the accomplishments of the last year, among which were the switch to QuickBooks, begun by Jan Unterzuber and recently completed by current Treasurer, Jennifer Mann. Other items of note were the sale of our generators to American Virginia Water and Smith Point Circle Water Company, which reduced our monthly expenses, and the purchase of a portable sign which we will place at the corner of Greenfield Harbor Drive and Greenfield Drive, in hope that it will help get the word out on neighborhood activities, especially GHPOA meetings. The well houses' repairs have also been completed.

Don reported that the recent litter clean up resulted in 13 bags of Litter, and a clean up of the Boat ramp and picnic area is scheduled for cooler weather.

Ed Cezar has agreed to determine replacement costs for HOA-owned property so that our Reserve Account may be adjusted if necessary.

Don reported that Dominion has shown no progress on relocating power lines in our neighborhood.

Changes to the Covenants and By-Laws to bring dates in line with current practice will need to be made by vote of a two-thirds majority of the members present or by proxy at a regular or special meeting, as required by current documents.

IV TREASURER'S REPORT

Treasurer Jennifer Mann referred those present to the Financial Report for 2024-2025, and the Budget for the current year. She reported that four lot owners were in arrears in the

amount of \$550.00 and would continue to receive monthly notices (to include late fees) until paid. She also reported that our Reserve Account now amounted to \$10,169.60. Her report was accepted unanimously.

V OPEN FORUM

The question of drilling a private well on your lot was raised, which Don referred to the documents on the website. A change to the Covenants two years ago removed the prohibition on private wells.

Jan Unterzuber asked if anyone had come forward to take Kaye Sheperd's place as Property Manager. Don replied that no one had offered, so it was decided to let Charles Lewis cut as needed. Jan also inquired about clean up of the boat ramp, and Jim Johnson replied that it is scheduled for September, when the weather is cooler. A discussion also followed about low water pressure on Wells 1 and 2 being low, and it was suggested that anyone with problems should contact American Virginia Water.

Ms. Malone brought up the problem of aggressive dogs roaming the neighborhood. It was noted that neither the County or GHPOA has a leash law. A recent incident in the subdivision in which a large dog killed a small one was brought up. Jan noted that previous attempts to get a leash law passed were not successful. Residents were asked to either fence their yards or keep pets on a leash.

The problem of low water level at the jetties was also brought up. This has resulted in reduced access to the Bay and is a problem with watermen's livelihood and could result in our neighborhood become landlocked, which has happened with at least one other neighborhood on the Little Wicomico.

VI ELECTION OF BOARD MEMBERS

Following a short break, Ballots were distributed, and all five current Board members were re-elected.

VII ADJOURNMENT

President Crawford adjourned the meeting at 12:00 noon.

Respectfully submitted,

Mary M. Barna, Secretary