

**MINUTES OF THE
GREENFIELD HARBOUR POA BOARD OF DIRECTORS' MEETING**

June 23, 2026

DRAFT

I Opening and Verification of Quorum

Current President Don Crawford opened the meeting at 5:30 p.m. Board Members present were: Don, Jennifer Mann, Ed Cezar and Mary Barna. Jim Johnson was absent. A quorum was declared.

II Minutes of Last Regular Board Meeting

The minutes of the meeting of the Board on May 26, 2026 were approved as presented.

III Treasurer's Report

A. Current balance is \$14, 558.60, with a Reserve of \$10,178.47. There are seven owners in arrears, for a total of \$2,137.44. There are currently two owners, Gough and Andrew, on whose properties the GHPOA has a lien; they will be unable to sell without paying it off. Jennifer continues to send monthly invoices. Reminder letters were sent to all via certified mail. No response as yet.

B. Jennifer reported that previous issues with our GHPOA printer have been successfully resolved.

C. The list of Lot Owners in Arrears remains unchanged, with a total balance due of \$2,137.44.

D. Don has had a communication from Andrew, a lot owner in arrears who owes a total of \$631.72, about the amount owed and the fact that they are considering selling the lot. Don brought up the fact that at one time Don Routhier was interested in buying it; don't know if that is still the case. Mary Barna suggested possibly cutting late fees in half as an enticement to pay up. Jennifer and Don will discuss a reply to Mr. Andrew.

IV Property Report

The Board took up items remaining on the punch list for the boat ramp/picnic area: Ed reported that he has drum for trash and a piece of pipe we could use for sign. He has not yet located a programmable lock for the boat ramp. Ed has heard some neighbors express issues with locking ramp – that we do not have a severe problem with usage abuse at this time. The Board agreed to drop discussion of the issue at this time.

Mary Barna has received new sandwich sign for announcements. Don will place it further off the road so hopefully it will not get hit.

After some discussion, the Board voted unanimously to hire Charles Lewis for \$600 to clean up the picnic/boat ramp area, and for a slight amount more, to replace one upright post at the entrance to the ramp.

Don announced that the new fencing for the boat ramp parking area had been delivered for a cost of \$414.00. A date for a work party to erect it will be determined.

Lot 65 is for sale. Don picked up sales sheet on it, which seems to contain an erroneous description of the property, as having water view and access, which it does not have, among other things. It was suggested that Don contact the realtor to correct sales information.

V New Business

Don announced the need for a special meeting to amend the By-Laws, and asked each Board Member present to complete a request form so the required number of "four requests from regular members having voting rights" would be met. The special meeting will take place just prior to the Annual Meeting on July 18.

A short discussion followed concerning neighbors Edie Clowers recent death and Janet Rice fight against brain cancer, which seems to be going better.

Don led a short discussion concerning the Annual Meeting, It was decided not to send out a mailing with notice of the meeting, any nominees for office. Jim Johnson and Mary Barna will not run for office at this time.

VI Old Business

Don will try to speak to some of the local law firms re collections. Mary offered to call a local attorney she knows to see if he would suggest someone who does collections. She will also call the VA Bar to see if they have any suggestions. The Board generally agreed the cost of an hour would be a good investment.

VII Miscellaneous

We have received an inquiry concerning whether we would permit a container home in the subdivision. After discussion, it was decided that Don reply to her that the Covenants' requirements of foundation, square feet and roof pitch would have to be met. She should send photos of proposed structure. The Board expressed concern for a loss of property values if any obvious "mobile homes" were allowed in the subdivision.

VIII Adjournment

The meeting was adjourned by President Crawford at 6:30 p.m.

Respectfully submitted,
Mary Barna, Secretary