

**Minutes of the Meeting of the
Greenfield Harbour Property Owners Association Board of Directors**

September 19, 2023

I. Opening and Verification of a Quorum

President Don Crawford opened the meeting at 5:30pm. All current board members were present: Don Crawford, Ed Cezar, Jennifer Mann, Mary Barna and Jim Johnson.

II. Minutes of the last regular meeting – August 2, 2023

The minutes of the last regular meeting were presented and accepted unanimously as presented.

III. Treasurer's Report

Don presented our Financial Report as of September 19, 2023, which showed actual income for the year of \$5,330.00 and expenses for the year of \$1,117.09, bringing the balance to \$13,298.82.

Lot owners who are not up to date on their dues as of Friday, October 1st will be in violation of Policy Resolution 23-01. Don asked Mary to get in contact with Jan on October 1st and draft a letter to send to the violators.

Don mentioned that Jan has concerns about the charges the Board set at the August 2nd meeting for the resale certificates. He will attend our next meeting for the Board to hear his opinions.

Insurance for water damage is not available through our carrier, State Farm. The Board wishes to seek no further quotes. The Board felt there were enough funds in the reserve account to replace the dock if it was ever needed.

IV. Property Report

Ed talked to Charles Lewis about placing rock at the end of the boat ramp. He suggested a barge to bring in the rocks to drop it. Ed will check prices with local marine construction companies. We anticipate that to be costly. If those prices are out of our budget, Jim suggested walking the rocks out in buckets during low tide.

V. New Business

The Board discussed the proposed sale price of the generators. The original cost of each was \$2,538.00 and each installation was \$1,433.00. Northern Neck Generator

believes them to be worth \$500.00 each. Using a depreciation schedule, the value after 10 years comes to \$500.00. The Board agreed on an asking price of \$750.00 each.

Fall litter pickup is scheduled for Saturday, October 28th, 2023.

VI. Old Business

Don passed out the Final Revision of Policy Resolution 24-01 Regarding Associate Membership, which was previously drafted as Policy Resolution 23-02. It was updated to 24-01 because we are now in the 2024 fiscal year.

Don made a proposal for changing and correcting dates with the Declaration of Covenants. This would need to be done by a mail vote.

Don made a proposal for correcting and changing the dates and other inconsistencies within the By-Laws. This will need to be held for the annual meeting.

VII. Miscellaneous

The dumping of buckets of oysters has been spotted on Cod Creek by homeowners on Trumps Court. They will continue to keep an eye out on the creek and the local newspaper for possible oyster farming.

VIII. Adjournment

The meeting adjourned at approximately 6:40pm.

Respectfully submitted,

Jennifer Mann, Secretary