

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

October 12, 2023

I. Opening and Verification of a Quorum

President Don Crawford opened the meeting at his home at 5:30pm. Don Crawford, Mary Barna, Ed Cezar, and Jennifer Mann were present. Jan Unterzuber was also present through the Treasurer's Report.

II. Minutes of the last regular meeting – September 19, 2023

The minutes of the last regular meeting were presented. Don moved, Ed seconded, motion to accept and approve passed unanimously.

III. Treasurer's Report

Jan presented our Financial Report as of October 12, 2023, which showed actual income for the year still at \$5,330.00 and expenses for the year at \$1,857.09, bringing the balance to \$12,558.82. The board voted unanimously to accept and approve the financial report.

- A. Policy 23-01 (Dues Payment) was implemented on October 11, 2023. Letters were sent to the lot owners in arrears, giving them until the 11th of November to pay or a warrant would be filed.
- B. Jan expressed his concerns on the new resale certificate fees. Fee is currently \$25.00 and he does not disagree that it should be increased, but does not feel the increased fees posted by DPOR were designed to make money off of. Jennifer mentioned a HOA in the White Stone area charges \$125.00 for their disclosure package. Don will check with Sherwood Forrest to see what they charge. The board agreed unanimously to postpone increased charges until it is further discussed at the next meeting.

IV. Property Report

- A. Don communicated a request to Virginia American Water to sell the generators at well 1&2 for \$750.00 each. He has not heard back from anyone at the company.
- B. The GHPOA is currently spending \$35.00 per cutting for the "wells". Don has a call in to Charles Lewis to find out what wells this includes.
- C. Ed will check on prices for placing rock at the end of the boat ramp.

V. New Business

- A. The Board received a request from the lot owners of lots 37&38 to waive the sideline setback for two lots owned by the same members. The Board discussed and felt the best option is for the lot owners to go to the county about merging the two lots. Don will reach out to the county zoning office to find out if the merged lots could ever be subdivided again. Further discussion to be continued at the next meeting.

VI. Old Business

- A. Fall Adopt-A-Highway litter pickup is scheduled for Saturday, October 28th. Everyone attending will meet in the Ma Margaret's parking lot at 10:00am. Mary brought up an idea of asking Wade Self if he would allow a sandwich sign at the corner of his property to notify the HOA of the littler clean up.
- B. Don will send out an email to the Board with proposals for changing the dates within the Covenants.
- C. Don will send out an email to the Board with proposals for changing dates, etc. within the By-Laws. Mary suggested an additional meeting being scheduled to go through and review to make notes of all the changes that needed to take place.

VII. Miscellaneous

There was no miscellaneous business to discuss.

VIII. Adjournment

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

Respectfully submitted,

Jennifer Mann, Secretary