

MINUTES OF THE
GREENFIELD HARBOUR POA BOARD OF DIRECTORS' MEETING

July 2, 2025

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 April 8, 2025 meeting of the Board were approved as presented.

III Treasurer's Report

Don Crawford presented the minutes of the May 29, 2025 Financial Meeting. Present were Don, Jennifer Mann and Ed Cezar. Don noted that this was not a regular meeting, but only to consider the proposed budget for the 2025-2026 fiscal year, which would be voted on at the next regular meeting.

Treasurer Jennifer Mann then reported a beginning bank balance as of May 27, 2025 of \$14,330.70. Income to June 30 was \$150.00, and expenses were \$546.00. A transfer of \$880.00 was also made to the Reserve account, leaving a balance as of June 30 of \$13,054.70. Discussion followed of the lots in arrears, which amounted to \$735.00 (amount included late fees & drainfield mowing). Jennifer also explained some of the items on the financial report, the majority of which had come in at or under budget. The Reserve account balance was reported as \$10,169.15. Mary Barna agreed to compose a letter to be sent to owners in arrears.

Now that we have sold the generators, Don suggested we determine replacement costs for our current assets and adjust the reserve account to reflect new costs.

IV Property Report

Don presented the property report. Lots 61 and 76 are under contract; Lots 52 and ____ have been sold, as has Lot 5. There was discussion about the tractor trailer parked on Little River by Stuart Gough. Neighbors have complained. There is nothing in Covenants about such a situation. It was suggested that perhaps a call to the No. County Sheriff's office would be appropriate, to see if there is a prohibition against parking a commercial vehicle in a residential neighborhood.

Mary Barna reported that Barnas and Bosmans have completed purchase of Lot 39, and will have new plats adding ½ of the lot to each of their current properties. The surveyor has been slow to do the survey, but it is in progress.

Ed Cezar was asked about putting gravel at end of the boat ramp. He reported he has been trying to get ahold of the stone contractor, with no success. It will need to be installed when water is at low level, probably in winter. He will continue to attempt to reach contractor.

Don reported that Fishel, the contractor hired by Dominion to install underground power lines in our subdivision was having problems with acquisition of rights to properties involved.

V New Business

Don reminded the Board that the date for the Annual Meeting is July 19, 2025 at 11 a.m. at the No. County Library in Heathsville. Board members were asked to come at 10:30 to help set up chairs.

Discussion followed on a clean up of the Boat Ramp/Picnic Area. Mary suggested we ask Charles Lewis; Jim Johnson volunteered to do it, but it was suggested he wait until cooler weather (September?) to do it.

VI Old Business

Ed volunteered to ask Wade Self if we could place our new sandwich sign on the easement of his property at the corner of Greenfield Road and Greenfield Point Road. Mary is to present invoice from purchase of sign from Amazon, at a cost of \$210.00.

The April 26 litter pickup resulted in 8 bags of litter being removed from our neighborhood. Six POA members and 3 other persons from the neighborhood participated.

VII Miscellaneous

Don reported on a recent incident on Little River Drive which resulted in a large dog killing a smaller one. Large dog was being walked on a leash by a young child; small dog ran out barking to meet them, fight ensued, resulting in the its' death.

VIII Adjournment

Respectfully submitted,
Mary Barna, Secretary