

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

April 30, 2024

I. Opening and Verification of a Quorum

President Don Crawford opened the meeting at his home at 5:00pm. Don Crawford, Mary Barna, Ed Cezar, Jim Johnson, and Jennifer Mann were present.

II. Minutes of the last regular meeting – October 12, 2023

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

III. Treasurer's Report

Don presented our Financial Report as of April 30, 2024, which showed actual income for the year at \$6,885.00 and expenses for the year at \$4,134.05, bringing the balance to \$11,961.86. The board voted unanimously to accept and approve the financial report. Late payments fees are getting paid. Generator maintenance costs are up but should be taken care of until they are sold.

- A. Policy 23-01 (Dues Payment) was implemented in full on January 22, 2024. Judgements were levied against Stuart Gough and Felix Andrew. The board unanimously approved sending a letter to each of the owners notifying them of the judgements.
- B. Don was able to find out that Sherwood Forest is currently charging \$50.00 for their resale certificates and asked if GHPOA should increase that amount as well. Mary made a motion to move, Ed seconded, accepted, and approved unanimously.

IV. Property Report

- A. Kaye Shephard has left the POA. Don has queried two individuals, but both declined. Ed and Jim mentioned a couple of possibilities and Don will be reaching out to them to find a replacement as Property Manager.
- B. JR Fidler at Virginia American Water finally reached back out to Don. He stated that they are willing to pay \$750.00 per generator. Don brought up the overgrown grass around the well lots. Fidler stated they have their own crew and would take care of it.
- C. Ed will check on prices for placing rock at the end of the boat ramp.
- D. Dominion Energy has a plan to bury the service line that cuts across the POA from Sky's Limit Court to 604 Greenfield Point Drive. There is currently no timeline in place. Don was told they are still working on obtaining permission from landowners. The Board agreed that if they reached out about cutting through the remote drain field area, they would be told they would have to come down the utility easement along the road.

- E. A resident suggested that the GHPOA purchase a large trash can and place it at Little River Market with the understanding that they would empty it whenever it was full. The Board was not in favor.
- F. Owner of Lot #65 (Grazioli) has queried about guidelines and regulations for installing a cable across his driveway. The By-Laws and Covenants were silent on this matter, but the Board did not see an issue with what he was planning to do.

V. New Business

- A. The Board received an application for a new Associate Member. Matt Wallace from the other side on Greenfield Road. Mary moved, Jim seconded, all were in favor.
- B. Don asked the Board if a message should be included in the annual letter letting any members know that if they wish to have their email address recorded in the GHPOA records, to forward that request to greenfieldharbourpoa@gmail.com? The Board agreed that it absolutely should be included.
- C. Jan has suggested that the POD on Stuart Gough's property is in violation with Northumberland County zoning regulation due to his possible failure to obtain a conditional use permit. Don will put a call to Phillip Marston and follow up with this in a later meeting.

VI. Old Business

- A. 8 bags of litter were picked up in the fall pickup. 17 bags were picked up in the spring pickup. Several non-GHPOA neighbors joined in on the effort.
- B. At the next meeting on May 21st, 2024, the Board will discuss changes to be made to the Declaration of Covenants and By-Laws.

VII. Miscellaneous

The annual meeting is scheduled for July 20, 2024, at the Northumberland Public Library.

VIII. Adjournment

Jim moved, Ed seconded, motion to adjourn passed unanimously at 5:54 pm.

Respectfully submitted,

Jennifer Mann, Secretary