

MINUTES OF THE
GREENFIELD HARBOUR POA BOARD OF DIRECTORS' MEETING

April 8, 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 Cesar, 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 December 3, 2024 meeting of the Board were approved as presented.

III Treasurer's Report

Treasurer Jennifer Mann reported a beginning bank balance as of December 3, 2024 of \$15,706.48. Income to April 8 was \$195.00 and Expenses of \$1570.78, leaving a balance of \$14330.70. The sale of the generators on 2 wells reduced maintenance expenses considerably. Postage was very slightly over budget, but overall, income and expenses to date are within expected amounts. The report was accepted as presented.

IV Property Report

Don presented the property report. Lots #52 and #5 have been sold. Lot #76 will probably be up for sale soon, as owner has passed away. Lot #39 has also been sold to neighboring owners, who plan to split it between their existing properties and get new plats. They will both continue to split and pay the annual HOA dues. The POD on lot #67 has been removed. The issue with the tractor trailer being parked on road in front of the property is not specifically addressed in the Covenants. Mary suggested we contact the County to see if it violates a County Ordinance.

Ed Cesar reported that he has been having difficulty reaching the company who would put down gravel at the end of the boat ramp. He will continue to try to reach them and report at next meeting.

Don reported that the contractor for Dominion Energy reports difficulty getting easement rights acquired to install underground cable in subdivision. Hope to have installation completed by the end of 2025.

V New Business

Don announced that the Annual Meeting of the HOA is to be held on Saturday, July 19 at 11 a.m. in the Northumberland County Library meeting room. He also asked that all Board members consider standing for election again. We should also be thinking of additional Board members in case we have to replace any current members.

VI Old Business

The status of the possible purchase of a “sandwich” sign was brought up. Mary reported she had gotten a second quote from Kilmarnock Lettering of about \$550.00. Ed Cesar was asked to see if Wade Self would let us put it on the easement at the corner of subdivision. No decision on the sign was made.

Don brought up changes of By-Laws to reflect current practice. Changes to be voted on at the Annual Meeting in July. (See agenda for this meeting for dates to be changed)

VII Miscellaneous

Don announced that there would be a litter pickup in the subdivision and up to the Little River Market on April 26. Meet at Ma Margaret’s at 11 a.m.

VIII Adjournment

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

Respectfully submitted,
Mary Barna, Secretary