

MINUTES OF THE
GREENFIELD HARBOUR POA BOARD OF DIRECTORS' MEETING

May 26, 2026

I Opening and Verification of Quorum

Current President Don Crawford opened the meeting at 5:30 p.m. Board Members present were: Don, Jennifer Mann and Mary Barna. Jim Johnson and Ed Cezar were absent. A quorum was declared.

II Minutes of Last Regular Board Meeting

The minutes of the meeting of the Board on April 21, 2026 were approved as presented.

III Treasurer's Report

- A. Current balance is \$15,354.15, with a Reserve of \$10,177.61. There are seven owners in arrears, for a total of \$2,192.44. There are currently two owners, Gough and Andrew, on whose properties the GHPOA has a lien; they will be unable to sell without paying it off. Jennifer continues to send monthly invoices. Reminder letters were sent to all via certified mail. No response as yet.
- B. Jennifer reported that she was having issues with our GHPOA printer.
- C. We have received one request for a Resale Certificate for Lot 76, formerly owned by Diane Routhier. Update on the new owner to follow.
- D. Don noted that we were in good financial condition for the end of the fiscal year.

IV Property Report

The Board took up items remaining on the punch list for the boat ramp/picnic area: it was decided that we should purchase the PVC fencing (16 ft., 2 rails for \$185, plus shipping, tax, the material to set the posts and 3 internal support tubes.) We will also purchase a 50 gallon drum for trash from Tractor Supply, and a 4x4x6 post for the signs at the entrance to the ramp drive

The Survey stakes previously seen at entrance to boat ramp drive have been removed.

The Board voted to ask Charles Lewis to clean up picnic area and boat ramp.

The sandwich sign used for announcements, placed at corner of Greenfield Point Drive and Greenfield Road, has been damaged by a passing vehicle. Mary Barna agreed to order a new one.

V New Business

Jim Johnson and Mary Barna have both told the Board that they will not run for office again. Don will send out requests for new Board members along with notice of the Annual Meeting.

Don announced the need for a Special Meeting of the members to be held just prior to the Annual Meeting on July 18. The By-Laws require that no less than 4 members in good standing request the meeting. The Special Meeting will be to vote on amending the By-Laws to change four parts of Section 7 concerning payment of dues (copy of the request attached to these minutes). Don will add notice of it in his cover letter announcing the Annual Meeting, along with a request form to be returned to the Board. The motion to ask the membership to seek the special meeting was made, seconded and carried unanimously.

VI Old Business

Don reported he has been attempting to contact local legal firms about options we may have to collect delinquent dues but has been unable to make any progress on locating a local firm. He contacted the Virginia Bar website, which charges for consultations, with no action taken.

VII Miscellaneous

Don reported that 16 people came out for litter pick-up, including some owners from outside our subdivision. 11 bags of trash were collected.

We have had an inquiry concerning the Covenants and using a converted Storage Container as a home. Discussion followed, but no decision was made.

VIII Adjournment

The meeting was adjourned by President Crawford at 6:30.

Respectfully submitted,

Mary M. Barna, Secretary