

MINUTES OF THE

GREENFIELD HARBOUR POA BOARD OF DIRECTORS' MEETING

August 7, 2024

I Opening and Verification of Quorum

Current President Don Crawford opened the meeting at 5 p.m. Four of the five current Board members were present: Don, Ed Cezar, Jennifer Mann and Mary Barna.

II Election of Officers

Because this was the first meeting of the new fiscal year, Don Crawford called for an election of officers. The following were elected to their respective offices by proper procedure (motion, second and unanimous vote of those present): President, Don Crawford; Vice President, Ed Cezar, Secretary, Mary Barna and Treasurer, Jennifer Mann. Jennifer had been serving as assistant Treasurer, and at the Annual Meeting in July had been nominated as Treasurer on the resignation of Jan Unterzuber.

III Minutes of Last Regular Board Meeting

The minutes of the meeting of April 30, 2024 were presented as last meeting of the Board. Mary Barna reminded the Board that there had been a meeting on July 11, 2024 at which a quorum was present, so it should be included in the record. Because there were no minutes available, it was suggested that they be written up and presented at the next scheduled meeting for possible approval. The Board then considered the April 30 minutes and they were approved as written.

IV Treasurer's Report

Jennifer presented the Financial Report. Don asked Board to approve \$25.00 honorarium for the Northumberland County library for the use of their meeting room for the Annual Meeting. Request approved unanimously. Jennifer reported that dues were coming in; Don questioned number in arrears, but Board agreed that number in arrears was normal for the time of the fiscal year. Jennifer said the \$1500 received from Virginia American Water had been put into Reserve Account. Board decided it should instead be put into operating account. Report showed a balance of \$11,174.32 as of August 7, 2024, with a balance of \$11,077.00 in the Reserve Account. The report was accepted unanimously by the Board.

V Property Report

Don suggested that there may no longer be a need for a Property Manager. No one has stepped forward to take on the job, although several persons have been asked. Properties

seem to be kept up at this time. Mary suggested that we consider putting Charles Lewis on a regular schedule for mowing the drainfield lots on the corner of Little River and Greenfield, as it seems to be getting overgrown, and is not cut unless we request him to do so. No action taken.

The O'Bier property was advertised as being in foreclosure. Don, Jan and Jim went to Ct. House for sale, when the County representative announced that there would be no sale. Apparently, the O'Biers have filed for bankruptcy, so sale is postponed indefinitely.

Don asked Ed to report on the placing of additional stone at the end of the Boat Ramp. Ed has contacted a local contractor with other jobs in the area, and he said it would be \$600-\$800, plus the cost of the stone. Mr. Headly (stone company) quoted Ed \$54.00 a ton for the stone. The contractor said he could do the job in October or November. Ed will get firm quotes from both businesses and report back.

Recently, there was an incident where fiberglass insulation was littering roadsides from pumphouse next to Suttle's up to motel on way to Reedville. Investigation revealed that it had been left by a subcontractor of Virginia American Water, who was working on pumphouses bought by them, including two in our subdivision. Attempt was made by Don to get Sheriff's office involved, but because no specific person could be named at fault, no charges could be filed. Sheriff's office did call VAW about complaint, with the result that all fiberglass was cleaned up within 2 days of Don's call.

VI New Business

Jennifer reported that VAW had paid us for the generators on Wells 1 and 2. She has contacted Quarles/Superior Gas to get account numbers to transfer tank rentals to VAW. Don asked her to invoice Smith Point Circle Water Co. LLC for the cost of the generator and propane remaining in that tank. Mary replied she no longer had any objection to the action. The propane would be priced at \$3.49 a gallon, and Don would get estimate of the amount in the tank.

Jan Unterzuber has complained that Harrell (Sky's Limit Lots 53, 54 and 55) operating a business in violation of the Covenants. Discussion by the Board seemed to indicate that it was not a business there (no sign, no traffic in and out, etc.), but materials for personal use.

Jan also suggested that POD on Stuart Gough's property is in violation of County zoning regulations, as he does not seem to have a Conditional Use Permit for it. Don called Northumberland County Zoning and spoke with Phil Marston, who did not seem overly concerned, citing lack of money, staff or time to deal with it. The Board agreed that the issue was to be tabled until January 2025.

Mary Barna was tasked to investigate the purchase of a "sandwich" type sign to be used to announce meetings, clean ups, etc. She is to ask Wade Self if we could put it on corner of his property at Greenfield Road and Greenfield Point at entrance to subdivision.

Don reported that several political signs had been stolen from Bobby Hathaway's property on 564 Greenfield Point Drive. Mary Barna added that her neighbor, Kelly Marrocco, reported seeing Mason Gough from Sky's the Limit riding his 4-wheeler with signs. Don is to talk to Mason's mother.

VII Old Business

The Board took up the possibility of changes to the Declaration of Covenants and to the By-Laws to bring them into actual practice. This would require a majority vote of lot owners. The issue was tabled to be brought up after January 1, 2025.

VII Miscellaneous

Mary brought up the requirement of the State regulatory board for a Reserve Study. Don replied that one had been done, although he would review the requirements of the DPOR to see if it meets them. Board agreed we would probably never be examined, but we should comply with the law.

VII Adjournment

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

Respectfully submitted,
Mary Barna, Secretary