

**MINUTES FOR THE GREENFIELD HARBOUR PROPERTY
OWNERS ASSOCIATION, INC. (GHPOA) 2008 ANNUAL MEETING
OF JULY 12, 2008**

The meeting was called to order at 11:10 AM in the Northumberland County Rescue Squad Building, Reedville, VA, by Mr. Jan Unterzuber, President. Also in attendance were the following members of the Board of Directors: Ms. Michele Cumberland, Vice President; Ms. Jo Ann Bailey, Treasurer; and Ms. Kaye Shepard, Property Manager. Mr. Unterzuber informed the attendees that Ms. Jane Seay, Secretary, could not attend as she was confined to the hospital with a serious medical condition, but was supposedly improving and expected to be released upon recovery.

Mr. Unterzuber opened the meeting by welcoming all the attendees and introducing the Board members. He then reminded all present to ensure they were listed on the sign-in sheet as that was a prerequisite for voting later in the meeting. He also thanked the Rescue Squad for allowing the use of their facility and reminded those present that they were an important part of our community and need our help in many ways such as donations and volunteering.

Secretary's Report: The minutes from the 2007 annual meeting were presented and accepted as read.

Treasurer's Report: The Treasurer's report for the period July 1, 2007 through June 30, 2008 was presented and accepted as read and is incorporated as an attachment to these minutes.

President's Report:

1. Old Business.

A. As requested, copies of last year's minutes have been made available to meeting attendees.

B. The Board will routinely permit someone to speak for another member not able to attend the annual meeting. However, any motions or proposals made on behalf of another member will require written authorization. The issue of someone voting on behalf of another member will be in accordance to the by-laws. The Board will modify future guidance to ensure all voting options are clearly presented to the membership.

2. Water Hook-up Status: Consultation with E. L. Goddard, Inc., revealed that the water hook-up situation is virtually unchanged over the past year. Chris Goddard advised that, to comply with Virginia Office of Drinking Water (ODW) standards, he had been trying to obtain the additional land necessary to increase the well lot sizes from 30 ft X 30 ft to 100 ft X 100 ft. To date, he has had no success in this endeavor. Further, the ODW continues to have concerns regarding the number of hook-ups per well (8 is maximum, system designed for 14). This is a state-wide issue and E. L. Goddard, Inc. is working with an engineering firm and the health department to resolve the problem in Greenfield Harbour. ODW has advised in the past that all legitimate requests for water service (i.e. building permit has been issued and dwelling is under construction with imminent occupancy) will now routinely receive temporary approval which will become permanent when modifications to the water system are complete. To the Board's knowledge, no one has yet been turned down

for water service. Anyone experiencing problems in this area may contact the Board for assistance. The water situation is of primary importance and GHPOA will work closely with E. L. Goddard, Inc. toward a permanent resolution. Status of this issue will be posted on the web-site and updated as necessary.

3. Emergency Water Plan: At last year's annual meeting, Mr. Craig Bashinski volunteered to research the feasibility of GHPOA purchasing emergency generators and implementing a formal emergency water plan. His report to the Board was not encouraging due to a number of liability/safety issues. Further, detailed generator requirements would not be available until the water system upgrades were approved by the state. Mr. Clowers advised that Chris Goddard had indicated to him that E. L. Goddard, Inc. might be agreeable to a cost-sharing arrangement with GHPOA to permanently install automatic emergency generators at the well houses.. The Board will follow up on this issue.

4. Member Dues: Collection of dues was quite disappointing this year with some payments not received until well into 2008. This year the due date for payment will be August 31, 2008, and the Board has implemented late fees for payments made after that date. Dues may be paid at this meeting; otherwise, invoices will be mailed out next week and prompt payment will be expected. It should be noted that, for dues not paid 60 days after the due date, owners will lose their GHPOA privileges such as use of the common areas and voting on Association issues. Dues remaining unpaid on March 1, 2009 will result in a lien being placed on the property.

5. Speeding: In response to concerns about speeding from members, the Board requested VDOT to install speed limit signs on Greenfield Point Drive. After conducting a traffic study, VDOT advised that they would be installing two 35 mph signs in the near future, one in each direction.

6. Mowing Remote Drain Fields/Common Areas: To clear up any misunderstanding, no member dues are used to mow remote drain fields. The Board contracts for mowing the entire field at the intersection of Greenfield Point Drive and Little River Drive. However, the drain field owners reimburse GHPOA for their portions. The net effect is that GHPOA only pays for mowing the common area portion.

7. Disclosure Packages: Virginia law requires GHPOA members who are selling their property to provide the buyer with a GHPOA Disclosure Package. Packages may be ordered from the Secretary at a cost of \$25.00.

8. Covenants: For the first two years after the membership assumed responsibility for the operation of GHPOA, the Board requested voluntary compliance and advised that active covenant enforcement was on the way. During the past year, the Board implemented action to correct several architectural non-compliance issues and achieved some success. Unfortunately, there are still some members who mistakenly believe that ignoring the issue will make it go away. These are currently being prepared for submission to our attorney for further action. During the upcoming year, the Board will begin addressing the issue of overgrown lots. There are a number of vacant lots that have not been cut in a long time and are out of control. They are concerns for the adjacent houses in that the excess vegetation serves as a refuge for snakes and a variety of vermin. The Board will soon be sending notices to owners of non-compliant lots requiring them to be cut by a certain date. As outlined in the covenants, failure to do so will result in the Board hiring a contractor to cut the lot and billing the owner for the cost plus an administrative fee.

9. Remote Drain Fields on Other Lots: The Board continues to be concerned about large saplings and other invasive vegetation present on most of these drain fields. Remote drain field users should be aware that tree roots, if left unchecked, may eventually damage the drain field. The Board will consult

its attorney for clarification on whether the property owner or drain field user is responsible for any necessary grounds maintenance and report back to the membership.

Results of Voting:

The results of the election for the new Board of Directors are as follows:

	Votes
Ms. Jo Ann Bailey	29
Ms. Jane Seay	25
Ms. Michele Cumberland	24
Ms. Kaye Shepard	22
Mr. Jan Unterzuber	18
Mr. Bob Clowers	13
Mr. Dick Rice	5

The Board of Directors for 2008-2009 will be Ms. Jo Ann Bailey, Ms. Jane Seay, Ms. Michele Cumberland, Ms. Kaye Shepard, and Mr. Jan Unterzuber.

Open Forum:

1. Newsletter: Consensus was it should be continued on a quarterly basis. The next one will be issued in September and will include the minutes of this meeting.
2. Web-Site: All felt the web-site was beneficial and worth the cost of maintaining.
3. Timing of Annual Meeting: The by-laws state the annual meeting must be held in July. The suggestion was made that it be held earlier to coincide with the Fourth of July holiday period since many members are already in the area on vacation. Other attendees voiced the opposite view that most members would not want take time away from family. The Board will solicit input from all members in the next newsletter before considering the various options.
4. Getting Names on Proxy Ballots: Each year the April newsletter solicits nominees and/or volunteers to run for the next year's Board of Directors. For the past three years there have been no responses. Anyone desiring to have their names included on the proxy ballots mailed to the members must respond to this solicitation. Otherwise they will have to settle for being write-in candidates. The Board will ensure this is explained more clearly in next April's newsletter.
5. Landscaping for Greenfield Harbour Sign: Suggestions for any landscaping done include 1) do not use Booth, 2) be sure to get an estimate from Greenpoint Nursery, and 3) choose plants that require minimal maintenance/water. The Board values this input and will take these suggestions under advisement.

The meeting was adjourned at 12:30 PM.

GREENFIELD HARBOUR PROPERTY OWNERS' ASSN, INC.
FINANCIAL REPORT FOR FISCAL YEAR 2007-2008

	BUDGET	ACTUAL	VARIANCE
INCOME			
2006-2007 Balance Forward	\$137.36	\$158.62	\$21.26
2007-2008 Membership Dues	\$4,100.00	\$4,100.00	\$0.00
Disclosure Packages	\$100.00	\$25.00	(\$75.00)
Remote Drainfield Mowing Fees	\$402.50	\$402.50	\$0.00
TOTAL INCOME	\$4,739.86	\$4,686.12	(\$53.74)
EXPENSES			
Post Office Box Rental	\$52.00	\$52.00	\$0.00
Postage	\$100.00	\$96.48	\$3.52
Printing/Reproduction	\$100.00	\$89.81	\$10.19
Office Supplies	\$50.00	\$0.00	\$50.00
Grounds Maintenance	\$1,000.00	\$950.00	\$50.00
Bank Fees	\$15.00	\$23.40	(\$8.40)
Annual Meeting	\$100.00	\$17.57	\$82.43
Legal Services	\$250.00	\$250.00	\$0.00
Insurance	\$450.00	\$443.00	\$7.00
State Corporation Commission Fees	\$25.00	\$25.00	\$0.00
Virginia Real Estate Board Fees	\$25.00	\$25.00	\$0.00
Improvements	\$2,500.00	\$0.00	\$2,500.00
Miscellaneous	\$50.00	\$25.00	\$25.00
TOTAL EXPENSES	\$4,717.00	\$1,997.26	\$2,719.74
BALANCE FORWARD	\$22.86	\$2,688.86	(\$2,666.00)