

Greenbank Beach and Boat Club/Homeowners Association (GBBC/HOA)  
Minutes of the Monthly Meeting  
Saturday, April 20, 2024

President Diana Butler called the meeting to order on Zoom at 10:38 AM.

Attending: Eddie Accame, Diana Butler, Michael Cuddy, Richard Loughead, Shannon Pitton, Mike Hopkins' absence was excused.

Review of Agenda: Following discussion of the agenda, it was approved as revised.

Approval of March 16 GBBC Meeting Minutes

Eddie moved to approve the GBBC minutes from the meeting of March 16. The motion was seconded and passed unanimously.

CONSIDERATION OF OPEN ISSUES

Treasurer's Report – Richard

Richard reported on the GBBC and HOA finances.

Checks presented for payment:

GBBC:

Branch Business	\$854.90
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HOA:

Mike Etzell, Landscaping	\$200
HHWC returning deposit made in error to GBBC	\$120
Bob Monroig reimbursement for H&R Block GBBC tax return	\$150
Diana Butler reimbursement for postage	\$ 57.08
Island County property tax	\$ 23.50

Total funds in GBBC and HOA accounts:	\$74, 306.70
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- Eddie moved to approve the reports and pay the bills. The motion was seconded and passed unanimously.
- Richard reported that the five properties the GBBC owns on or near the beach are valued on tax rolls at about \$1,000,050. (These are the three properties on the beach side of North Bluff, and two properties opposite on the farm side of North Bluff.)
- Richard noted some concerns he has with the 2024 budget approved at the annual meeting which omitted figures relating to the beach repair work of 2023-2024. Including those throws the budget into a negative balance.
- Eddie and Michael will meet with Richard to go over issues with finances and clarify points that may have been lost in the transition of treasurers and business agents.

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Report on Transition to Branch Business - Richard

Richard did not have anything to add to the report he gave in the joint meeting.

GBBC Debit Card – Richard

- There is no charge for a debit card from People’s Bank. Security is handled through Visa. A spending limit will be established. Richard feels the debit card would give the GBBC a cleaner way of doing business rather than relying on members’ credit cards for expenses such as annual fees for the website, etc.
- Richard moved that GBBC obtain one debit card from People’s Bank in the name of the Greenbank Beach and Boat Club to be assigned to one person on the board. The motion was seconded and passed unanimously.
- In discussion following the motion’s passage, the board agreed that the debit card should be in the name of the president of the GBBC, with a new card issued each time the president changes. This should be included in a succession planning document. Any card activity will result in texts from People’s Bank to the president, secretary and treasurer.

Website Update – Eddie

- With a debit card in place, Eddie can move forward with changing payment records, obtaining cloud storage, etc.
- Eddie moved that GBBC set up an outside electronic document storage, the initial cost not to exceed \$10 per month, with Eddie having discretion over the choice of vendor. After discussion, the motion passed unanimously.

Beach and Key Report - Diana

- Mike H. will order the Porta-Potty for the season from Diamond Rental. It will be the handicapped-accessible type we have had before. He will get the beach key to Diamond Rental for their access in setting up, cleaning, etc.
- Mike is happy to continue to handle beach keys. The owners of Lot 8 Block 14 recently received their beach key.
- Mike asks board members to remind neighbors who are selling to turn their beach key in to Mike before they sell.

Landscaping Report – Diana

- The board agreed to ask a community member if she would be willing to take this on.

Nettle Road Weed Update – Diana

- The owner of the property which is infested with weeds hired someone to address the issue. The result is the lot is partially bare, partially remains the same, debris is piled up, and the bare dirt will be a fertile breeding ground for more weeds.
- Diana will apprise the owner of the situation and the need to further address it.

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Resolution on Roberts Rules of Order – Diana

- Diana asked board members to print the resolution passed last month and insert it into their Trustee Handbook in the Resolution section.

CONSIDERATION OF NEW BUSINESS

Community Newsletter – Diana

- Diana requested that suggestions and articles for the upcoming community newsletter be given to her by May 11.
- Shannon offered to format the newsletter.

Timing of GBBC Monthly Meetings – Diana

- Diana will send out a poll to board members asking which days of the week and which weeks of the month are preferable for the GBBC/HOA monthly meeting.

Correction to March GBBC Minutes - Diana

- Diana asked that the March minutes be corrected in the April minutes, to say that the GBBC has not been paying late fees each month to the Western National Insurance Company, so that the community would not have that misapprehension. There was only one late fee paid in 2023, which was due to an error by King Water.

Board Member Comment

- Michael said that he and Eddie will be in touch with Richard in the coming week to arrange a meeting time to address Richard's concerns as treasurer.
- Shannon reminded the board that a spending limit is needed for the debit card. She asked that this be added to a future agenda.
- Richard voiced his continued concern over inaccuracies in the 2024 budget.

The meeting was adjourned at 11:25 AM.

The next meeting will be Saturday, May 18 on Zoom following the joint board meeting.

Minutes submitted by  
Diana Butler  
President, GBBC