

Greenbank Beach and Boat Club (GBBC) and Holmes Harbor Water Company, Inc. (HHWC)
Minutes of the Monthly Joint GBBC/HOA & HHWC Boards Meeting
Saturday, May 21, 2022

HHWC President Nancy Sharp called the meeting to order at 9:05 am on May 21, 2022. This meeting was conducted and recorded via Zoom.

Roll Call:

GBBC/HOA Board Members

- Cris Sanguino
- Judi Moore
- Kristin Lind
- Bob Monroig
- Diana Butler
- Phil Sikes
- Eddie Accame

HHWC Board Members

- Nancy Sharp
- Cyndy King
- Sharon Dunn
- David Paull
- Lydia Sikes

Rick Waclawik's absence was excused.

Holmes Harbor Residents in attendance:

- None

Review Agenda:

- The agenda for the joint board meeting was amended by Bob Monroig to add under Consideration of New Business about posting agendas before meetings and seeking transparency regarding rate increases.

Approval of April 16 Joint Meeting Minutes:

- Bob Monroig moved to approve the April 16 GBBC/HHWC Joint Board Meeting Minutes. The motion was seconded and approved unanimously.

CONSIDERATION OF OPEN ISSUES:

Website Update---Eddie Accame

- The new website has been published although the old one is still running until it is certain that all the bugs have been worked out.
- The url is holmesharborestates.org.
- Eddie gave the boards a tour of the new website. He requested that people send him items for website update. The members section is accessed using the same password as before.
- The board expressed gratitude to Cyndy, Cris, and Eddie for all the work on the new website.

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Landscape Report—Cris

- The Etzells have been actively combatting tansy in the community. They have mowed the beach property. Hemlock by the beach gate will be removed.
- Residents who have noxious weeds on their property are responsible for their removal. They receive a letter from the GBBC, and they can be reported to the County Board who will follow up with them. Judi gave homeowners the name and number of a local service that would remove the weeds at their expense. Homeowners have been responsive to this and the noxious weeds in the community have been reduced.
- The boards need to continue to educate the community about these weeds.

ARC Report—Cyndy

- The owners of the lot next to Cyndy have sent her their house plans. She told them they need a survey because their plans put the proposed house very close to the lot lines.

Tide Gate Update—Bob

- Several representatives from the neighborhood met with Island County Commissioner Melanie Bacon at the beach to update her on what the community has done to try to create a surface water management solution for the Greenbank Marsh watershed.
- Bob encouraged everyone to keep up with current developments by signing up for Melody Bacon's newsletter at her webpage on the Island County Commissioners' website.

Short Term Rentals—Judi Moore

- The attorney, Matt Walker, has sent an opinion on short term rentals. Cris will forward it to the boards for review prior to a discussion at next month's board meeting.

Update on Past Due Fees/Liens on Tax Sale Property—Cris

- Cris reported that she is in contact with King Water over the processing of checks that have been received for past due fees on tax sale property.

CONSIDERATION OF NEW BUSINESS

Posting Agendas and Increased Board Transparency—Bob

- Bob wanted to encourage both boards to move toward greater transparency in communicating with the community. This would include posting the agendas for the meetings on the website in advance of the meetings, and letting people know when fees are going to be raised homeowners are not caught unaware and we don't price people on fixed incomes out of the neighborhood.
- The board agreed that the new website would be a place to easily notify members of potential changes and that the agendas for meetings would be posted there in advance of meetings.
- The board discussed ways to communicate with the membership including perhaps returning to the former practice of sending out newsletters.
- Kristin advocated for sending out an email in addition to updating the website. Kristen will draft a letter laying out the plan for communicating information to the community.

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Member Comments

- Judi asked about the maintenance and monitoring of the wetland area that the Army Corps of Engineers requires us to restore. Nancy explained the process and requirements and said the money to cover this work is accounted for in the HHWC annual budget.
- Sharon thanked the volunteer crew who put a new roof on Well Number One's well house. The boards joined her in expressing gratitude for all the work that was quickly, efficiently, and expertly done for the community's benefit.
- Judi will be sending an email to both boards asking for help with the duties at the beach through October so that the tasks that keep the beach clean during the summer season will be completed each week.

The meeting was adjourned at 10:09 am.

The next meeting of the joint boards will be June 19 at 9:00 am on Zoom.

Minutes submitted by Diana Butler, Greenbank Beach and Boat Club Secretary