

Greenbank Beach and Boat Club/Homeowners Association (GBBC/HOA)

Minutes of the Monthly Meeting

Saturday, August 19, 2023

Shannon Pitton, vice-president, called the meeting to order at 9:43 A.M. The meeting was held via Zoom.

Attending were: Eddie Accame, Mike Cuddy, Mike Hopkins, Kristin Lind, Bob Monroig, and Shannon Pitton. Diana Butler's absence was excused. Community member Steve Wilson was in attendance.

**REVIEW OF AGENDA**

The agenda was approved with two additions.

**APPROVAL OF MINUTES**

- Mike Cuddy moved to approve the minutes of the July 15 regular board meeting. The motion was seconded and carried unanimously.

**CONSIDERATION OF OPEN ISSUES**

**Treasurer's Report – Bob**

Bob gave the treasurer's report for the GBBC and the HOA. Shannon moved to approve the reports and pay the bills. The motion was seconded and approved unanimously.

**Website Update – Eddie**

Eddie is in the process of building the page for Surface Water Management and needs some content submitted.

**Beach Report – Bob**

Bob had nothing new to report.

Steve Wilson said their North Bluff water association would be having their annual meeting at the end of the month and will discuss how they can work together with GBBC to prepare for the king tides coming this winter. He thinks that raising the boat ramp access road and barricading the boat launch seem to be the most expeditious ways to address this. The biggest issue for those homeowners, in addition to safety of property, is the safety of residents when emergency personnel can't reach them for days because of flooding. Island County, rather than seeing their responsibility in this, is instead throwing up obstacles. While some of the neighbors see litigation against GBBC as the way to proceed, many do not and want to help rectify the problems which have been going on for years. The board expressed agreement.

**Landscaping Noxious Weeds – Kristen**

Kristen said she feels conflicted about assessing neighbors for the cost of removing weeds when the main source of the infestation is from Greenbank Farm because the Port of Coupeville is not fulfilling their legal responsibility to manage their noxious weeds. The board agreed with Kristen that a community-wide letter about staying ahead of weeds was a good idea.

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**Architectural Review Committee Report** – Mike H.

Mike said that all the requirements for building on Block 8 Lot 32 have been met, and the committee recommends the board approve the plans. Eddie moved to approve the plans for Block 8 Lot 32. The motion was seconded and approved unanimously.

**Tide Gate Infrastructure Repair/Replacement** – Bob and Mike C.

- Consideration of hiring Tom Skillings - Bob
  - Bob recapped reasons for hiring Tom Skillings' firm. The board agreed that professional expertise is needed to determine what will be effective in dealing with the king tides as well as long and short term plans for the entire repair/replacement project. Bob will continue to work on this, requesting proposals from Davido Construction and from Skillings.
- Meeting with GBBC lawyer—Mike C.
  - Key take aways from GBBC's lawyer, Matt Walker, were:
    - If we are sued, we will have to sue Island County.
    - It's ludicrous that Island County allows their water to flow onto GBBC's private property and claims no responsibility.
    - Matt recommended that the board send a letter to the North Bluff neighbors cc'd on the letter, thanking them for their willingness to help, for attending the meeting at the Farm and with Whidbey Island Conservation district, and expressing confidence that we can work together to move this forward. Matt will review the letter.
    - He said we should only deal with contractors who have liability insurance in addition to all the other paperwork they need.
  - Diana is preparing the letter to the North Bluff neighbors.

**Beach Key Report** – Mike H.

The owners of Block 9, Lot 11 returned their beach key. Mike issued a beach key to the new owners of Glen Albrighton's old place. The board discussed the reasons for the high replacement cost of a beach key (as a deterrent because people were selling their keys, and the high cost of replacing the lock and issuing new keys should that be necessary).

**Annual Picnic** – Eddie

The picnic on August 12 was a huge success, and Eddie thanked all who helped. It was well attended, including by many new neighbors. There was less leftover food this year; Eddie created a spreadsheet to record what was used as a guide for next year's picnic. The board thanked Eddie for his work on the event.

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**NEW BUSINESS**

**Letter to Owner of Farmington Residence with Barking Dogs – Mike C.**

The board discussed multiple concerns about the property, including barking dogs that have been disturbing the neighborhood for several weeks; the number of abandoned vehicles there;

cars coming and going at all hours; and a letter from a neighbor concerned about the impact on property values and aesthetics of the community. The board will review the CC&Rs and files of violation notices that have been sent in previous years, and possibly consult our attorney to determine a course of action.

**Pro-rated Fees For Real Estate Transactions**

Following the sale of their property, the owners of Block 9, Lot 11 requested their fees be pro-rated and the balance returned. After some discussion, Bob moved that the board authorize King Water to give a partial refund for the time that they prepaid their fees. The motion was seconded and passed unanimously.

**MEMBER COMMENT**

Bob and Kristen will get together soon to pass the Treasurer's duties to her. The board thanked Bob for his work, and Kristen for taking over and wished them an easy transition.

There being no further business, Shannon adjourned the meeting at 11:04 A.M.

The next regularly scheduled board meeting will be Saturday, September 16, 2023, following the Joint Board meeting.

Minutes taken from Zoom recording by Diana Butler, President