

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

Minutes of the Monthly Meeting

Saturday, February 11, 2023

Cris Sanguino called the monthly meeting of the GBBC/HOA to order at noon. The meeting was held in person at the Greenbank Progressive Club and via Zoom.

Attending were Eddie Accame, Diana Butler, Mike Cuddy, Kristen Lind, Bob Monroig, Cris Sanguino, and Phil Sikes. Mike Hopkins' absence was excused.

Cris thanked Mike Cuddy, Mike Hopkins, and Shannon Pitton for joining the board. She reminded the board that this was her last meeting as president and as a member of the board although she fully intends to remain active in the community, in particular as regards the surface water management project. The board expressed appreciation for her service.

No agenda was presented.

Approval of Minutes

Eddie moved to approve the minutes of the January 21, 2023 GBBC/HOA meeting. The motion was seconded and passed with six ayes, no nays, and two abstentions.

CONSIDERATION OF OPEN ISSUES

Treasurer's Report—Cris

Cris presented the Treasurer's report. She will email the board with the financials received from Brenda on Friday.

The following were presented for payment:

- Two checks to Mike Etzell for \$175 each, one for January and one for February. (These checks were held until the landscaping contract for 2023 was signed which has now been done.)
- Cris, \$65 for postage and for a board gift to Judi Moore in appreciation for her service;
- Cynthia King, \$272.32 for annual meeting postage reimbursement;
- HHWC, \$10 to replace the check from last month that was again mistakenly deposited to the HOA account by King Water;
- GBBC, \$550 from the HOA account, to repay a check for dues that were mistakenly put into the HOA account;
- King Water, \$100 for record keeping and bookkeeping;
- A-OK Storage, \$540 for annual storage fee;
- King Water, \$151 for bookkeeping;
- Bob Monroig, \$100 for rental of the Progressive Club for the Annual Meeting;
- Kelly Arndt and Walker, \$385 for attorney services related to the broken dike issue.

Bob moved to pay the bills as presented. The motion was seconded and passed unanimously.

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- Cris noted that the \$540 to A-OK storage is one of the annual expenses shared with HHWC. The others are the Post Office box fee, and the website hosting fee. Cris invoiced HHWC for half the storage fee, and that should be received within this pay period.
- The taxes for this year have been finished by Dale Offret, the GBBC's CPA.
- Cris needs to hand over access to the bank accounts. There needs to be another signer on the bank account. She offered all needed help during the transition which the board gratefully acknowledged.

Tide Gate--Cris

- Cris reported that she and Bob find working on the tide gate issue is pretty much a full time endeavor. Attending the Monday meetings at WiFi with Melanie Bacon has been very effective.
- Cris has offered to do a presentation on the issue to all the Island County commissioners to bring them up to date.
- The board thanked Cris and Bob for their clear, thorough presentations to the membership at the Annual Meeting which not only outlined the history of the surface water management issues and efforts, but acknowledged the difficulties, and presented steps forward.

Short Term Rentals--Cris

- Cris will send the board the letter and poll she wrote to the community to gauge opinion about short term rentals as a guide for the board's actions. The goal is for this to go out within the next month.
- The board decided to investigate using Survey Monkey to save time and money. Care would need to be taken to assure there is only one email address connected with each property so there is only one vote for each.

Beach Report--Cris

- Cris said the beach cleaning permit has not yet been received from Fish and Wildlife.
- Mike and Alicia Hopkins will take over the job of handling the beach keys.

Board Development--Diana

- Orientation for members will be done before the March meeting.
- Further board development will begin with the RCWs, followed by the bylaws and the covenants.

Election of Officers

Cris left the meeting and Diana ran the meeting.

Bob moved to approve the proposed slate of officers:

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- President: Diana Butler
- Vice President: Shannon Pitton
- Secretary: Shannon Pitton
- Treasurer: Bob Monroig Treasurer pro tem until May or June when Kristen Lind will be able to take the position.

The motion was seconded and carried unanimously.

The meeting was adjourned at 12:27 PM. The next board meeting will be Saturday, March 18 via Zoom.

Submitted by

Diana Butler, Secretary