

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

Minutes of the Monthly Meeting

Saturday, October 21, 2023

Diana Butler, president of GBBC/HOA called the monthly meeting of the GBBC/HOA to order at 10:17 A.M. The meeting was held via Zoom.

Attending were: Eddie Accame, Diana Butler, Mike Cuddy, Mike Hopkins, Kristin Lind, Bob Monroig, and Shannon Pitton.

REVIEW OF AGENDA

The agenda was approved as presented.

APPROVAL OF MINUTES

- Kristin Lind moved to approve the minutes of the August 19 meeting. The motion was seconded and passed unanimously.
- Shannon Pitton moved to approve the minutes of the email vote held August 26-27. The motion was seconded and passed unanimously.
- Mike Cuddy moved to approve the minutes of the September 16 meeting. The motion was seconded and passed. Mike Cuddy abstained.
- Bob Monroig moved to approve the minutes of the email vote held September 18-20. The motion was seconded and passed unanimously.

The board discussed ways to allow bills to be paid when there isn't a quorum, or if meetings have to be cancelled and votes of the board can't be taken. The consensus was that email voting works well, and if some members are out of reach, there will still be a quorum for a vote.

CONSIDERATION OF OPEN ISSUES

Treasurer's Report--Bob

- Bob presented the financial reports for the GBBC and the HOA. He is feeling confident that both are in good financial condition.
- Bob will bring a draft of the 2024 budget to the next board meeting.
- Mike Cuddy moved to approve the reports and pay the bills. The motion was seconded and approved unanimously.

Website Report—Eddie

Eddie had nothing to add beyond the report he gave at the Joint Meeting earlier.

Beach Report—Bob

- Bob had nothing to add beyond the report he gave at the Joint Meeting earlier.
- Mike H. said the Porta Potty will be removed for the season at the end of October.

Landscaping Report—Kristin

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- Diana reported that she sent HHE members the email about noxious weeds which Kristin and Sharon Dunn had drafted.
- Kristin asked whether the board still wanted to forgo assessing community members any fees for weed removal on their properties if they did not handle it themselves, and if we were going to have a schedule of sending out reminders twice a year.
- Shannon pointed out that if assessing fees is part of the bylaws, that creating a new policy would require changing the bylaws.
- Some board members feel that since the Port of Coupeville isn't addressing major weed infestations at Greenbank Farm, and the Port of Coupeville isn't being fined, that it's unfair to members to assess them the cost of removing weeds coming from the Farm.
- Kristin conjectured that assessing owners the cost of weed removal from their property is probably not in the CC&Rs, and is a policy for enforcement that has fluctuated over the years. Diana will check the CC&Rs.

Update on Tide Gate Infrastructure Repair/Replacement – Bob

- Bob gave a report on the work being done by Skillings, Inc. After the engineering work is done, we hope that Island County will supply the materials to repair the dike. The GBBC will be responsible for the cost of the labor to install them. Bob is satisfied with the scope and speed of the work which Skillings, Inc., is doing.
- The board discussed aspects of the project in the near term and in the long term.

Beach Key Report - Mike H.

No report

Map Your Neighborhood Update

No report

Letter to owner and tenant of Farmington house re: barking dogs - Michael C

GBBC filed a code enforcement letter with Island County but haven't heard anything back. The noise at the property is much less than it was. GBBC also filed a concern with Island County Health Department but haven't heard anything from them, either. Diana will follow up.

CONSIDERATION OF NEW BUSINESS

Resolutions needed on legal fees and reserve fund assessments - Diana

Diana updated the board on the practice of creating resolutions for motions which are passed on serious matters; this was done by previous boards. The board will be aware of this practice in the future.

Newsletter to community about beach repairs, expenses, assessments, etc. - Kristin

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The board discussed proposed frequency of newsletters to the community. Mike C. moved to table the discussion of a newsletter schedule. The motion was seconded and passed unanimously.

Board Member Comment

No comments

The meeting was adjourned at 11:18 A.M.

The next regularly scheduled board meeting will be Saturday, November 18, 2023 following the Joint Board meeting.

Minutes submitted by
Diana Butler, President
GBBC/HOA