

Greenbank Beach and Boat Club (GBBC) and Holmes Harbor Water Company, Inc. (HHWC)
Minutes of the Monthly Joint GBBC/HOA & HHWC Boards Meeting
Saturday, April 16, 2022

The regular monthly joint meeting of the Holmes Harbor Water Company Board and the Greenbank Beach and Boat Club/HOA Board was held April 16, 2022 via Zoom. The meeting was called to order at 9:03 by Nancy Sharp, president of HHWC.

Attending:

Holmes Harbor Water Company Board: Sharon Dunn, David Paull, Cyndy King, Nancy Sharp, and Lydia Sikes. Rick Waclawik's absence was excused.

Greenbank Beach and Boat Club/HOA Board: Eddie Accame, Diana Butler, Kristin Lind, Bob Monroig, Judi Moore, Cris Sanguino, and Phil Sikes.

No Holmes Harbor non-board member residents were in attendance.

Review of Agenda

- The proposed agenda for the April 16, 2022 joint board meeting was reviewed and accepted as presented.

Approval of March 19 Joint Meeting Minutes:

- Bob Monroig moved to approved the minutes of the regular March meeting. The motion was seconded and approved unanimously.

CONSIDERATION OF OPEN ISSUES

Website Update—Eddie Accame

- Eddie reported that the new website is very close to being finished.
- Both the former site and the new site will be available until all glitches are worked out on the new site.
- Cris said that we may need a couple more hours of work from the web designer. If this becomes necessary, she will send out a request for an email vote. The expense would be shared between the two boards.

Landscape Report—Kristin Lind

- *No report*
- Cris will meet with Kristin to bring her up to speed on what is involved in her taking on the Landscape position.
- Cris said that mowing and weed-hacking have begun for the season. She submitted a work order to Island County to straighten street signs that are crooked or covered with bushes.

ARC Report – Cyndy King

- *No report*

Greenbank Marsh Working Group—Bob Monroig

- An informal group of GBBC board members and community members met at the beach April 7 to discuss a framework for a proposal to Island County to be considered for using newly available infrastructure dollars to address our surface water management issues.
- Bob drafted a proposal for Island County which he sent to the boards for their review. It includes history, safety issues, environmental concerns, flooding concerns, community involvement, and desired outcomes. Sally King provided many supporting documents to be added to the proposal as attachments.

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- Bob requested photos of flooding on the beach to include with the proposal.
- The boards discussed ways to formulate the email, attachments and supporting documents to have the greatest impact at Island County.
- The proposal must be filed at Island County by April 30.
- Any additions to the document should be submitted to Bob by Friday, April 22.
- Letters to Island County in support of having them help with this project are needed and are being solicited by some members of the boards.
- The community will be informed when there is a public meeting and when there is a comment period.
- The boards thanked Bob for all his work on this.

Short Term Rentals—Cris Sanguino

- Cris said that Judi is spearheading the work on devising a short-term rental policy, and noted it is our duty to make sure that it doesn't conflict with any of our governing documents or with state law.
- Judi said that although this is a GBBC resolution, it concerns both boards. It addresses Restrictive Covenants 1 and 2, which have been declared legal in judicial proceedings. Attorney Matt Walker suggested we devise a short, concise additional policy clarifying the community's intent and giving enforcement rights.
- A first reading of the policy concerning restricting short-term rentals in our community was done.
- Clarifying language was suggested during discussion. It was proposed that we consult Matt Walker after the joint boards do the second reading and ask for his response in writing.
- Judi asked for all input on the resolution be sent to her by Friday, April 22.

Update on Past Due fees/lien on tax sale property—Cris Sanguino

- Past due fees are being received in a timely fashion.

CONSIDERATION OF NEW BUSINESS

Member comments

- There were no member comments.

The meeting was adjourned at 9:45 AM.

The next regular meeting will be Saturday, May 21, 2022 at 9:00 AM via Zoom.

Minutes taken by
Diana Butler, Secretary of GBBC/HOA