

Greenbank Beach and Boat Club (GBBC) and Holmes Harbor Water Company, Inc. (HHWC)
Minutes of the Monthly Joint GBBC/HOA & HHWC Boards Meeting
Saturday, March 18, 2022

Open Joint Meeting:

- GBBC President Cris Sanguino - called the meeting to order at 9:07 am on March 18, 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

Holmes Harbor Residents in attendance:

- None

Review Agenda:

- The proposed agenda for the March 18, 2022, joint board meeting was reviewed and accepted as presented.

Approval of January 15 Joint Meeting Minutes:

- The January 15 GBBC/HHWC Joint Board Meeting Minutes were approved unanimously.

CONSIDERATION OF OPEN ISSUES:

- Website update - Eddie Accame
 - Eddie reported that everything has been uploaded to the new website and the goal is to launch the new website by next month (April 2022).
 - No additional website updates for this month.
- Landscape Report - Cris Sanguino
 - The Etzells have initiated mowing of the common areas in the neighborhood.
 - Nothing else to report this month.

Greenbank Beach and Boat Club (GBBC) and Holmes Harbor Water Company, Inc. (HHWC)
Minutes of the Monthly Joint GBBC/HOA & HHWC Boards Meeting
Saturday, March 18, 2022

- ARC Report - Cyndy King
 - No report this month.
- Greenbank Marsh Working Group - Bob Monroig
 - Bob reported that Tom Slocum provided him the name of Tom Skillings (Skillings Engineering). Bob sent Tom the information presented during the annual meeting in February. Tom has agreed to review this information and is planning to visit our beach area within the next couple of weeks. Tom will examine the tide gate and surrounding area with the goal of gathering the information needed by his engineer firm to provide ballpark estimates for addressing the tide gate and surface water management issues. This information is needed to request loans/grants from the USDA for an eventual project to address these issues. This information is also needed to schedule a community meeting with all interested parties to share this information.
 - This information may also be helpful to determine if government infrastructure money may be available to support this project and/or if Island County would be willing to fund the final engineering studies for possible solutions to these issues.
 - Bob discussed/described possible options for addressing the tide gate and surface water management issues – the options were as follows:
 - Option 1 – abandon the existing outflow pipe and move forward with a project to trench and install a new outflow pipe and a re-lining the existing vault. (Probably the least expensive and easiest project to permit of these options)
 - Option 2 – replace the existing vault with a new self-actuating tide gate and trench and install new outflow pipes
 - Option 3 – work in partnership with the North Bluff neighborhood to have the North Bluff neighborhood fund the installation of a new pump station to address their surface water issues and we allow them to tie that into our new outflow pipe while it is being installed. We would ask the North Bluff community to help fund the installation of the outflow pipe work since it would be cheaper for them to tie into the outflow pipe when it is being installed rather than implementing their own solution at a later time.
 - Tom Skilling has worked several surface water management issue projects so he is familiar with this type of project and the challenges that we may need to address when completing this type of project. When an initial meeting with Tom gets scheduled Bob will let the boards know so that board members can attend.
 - The boards discussed the need to give our neighborhood residents a chance to attend an information sharing meeting once we understand the estimated costs for the possible solutions. We also need to think about how to present this information to other neighborhoods about why they should want to participate in funding possible solutions to these issues.

Greenbank Beach and Boat Club (GBBC) and Holmes Harbor Water Company, Inc. (HHWC)
Minutes of the Monthly Joint GBBC/HOA & HHWC Boards Meeting
Saturday, March 18, 2022

- Sharon Dunn mentioned that the county has 7 outflow pipe replacement projects planned at this time – we may be able leverage information from these projects.
- Bob needs an okay from the boards to send out an update to the various government officials who may be involved in helping to fund and/or manage this type of project. Bob would also work on scheduling an information sharing meeting after we have additional information from Tom Skillings. The boards agreed we should move forward as Bob has suggested.
- Bob needs help with this effort and various board members have stated that they would like to be involved with this project going forward.

- Short-term rental discussion (Cris Sanquino)
 - Cris wants to form a working group to pursue a more formal change to our by-laws and/or resolution related to short-term rental restrictions. The goal is to provide clarifications to the current HOA covenants related to how short-term rentals must be handled.
 - David Paull reminded the group that our water system is not authorized to support a commercial business. David was thinking about the large white farmhouse that is in the process of being sold. This is the type of residence that could be used use as a B&B which would be a commercial business. Other members noted that this possible issue has been addressed previously and that this home is not allowed to be used as a commercial B&B business – this information would come up in any title search done for this property.

CONSIDERATION OF NEW BUSINESS:

- Member Comment:
 - Cyndy King asked if Richard Loughead return his board member notebook – Cris confirmed it has not been returned yet. Cyndy commented that it needs to be given to Eddie Accame when it is returned. Cris will follow-up with Richard.
 - Judi Moore needs to turn over responsibility for managing the beach area access keys to another board member – we are looking for a volunteer to take on that job.

Adjourn Meeting:

- The meeting was adjourned by Cris Sanquino at 9:47 a.m.

The next Joint Board Meeting: April 16, 2022.

These meeting minutes have been written by Rick Waclawik, member of the HHWC Board.

Greenbank Beach and Boat Club (GBBC) and Holmes Harbor Water Company, Inc. (HHWC)
Minutes of the Monthly Joint GBBC/HOA & HHWC Boards Meeting
Saturday, March 18, 2022