

GREENBANK BEACH AND BOAT CLUB, Inc.

HOLMES HARBOR WATER COMPANY, Inc.

Minutes of Joint Monthly Meeting: GBBC & HHWC board of trustees

August 15, 2020

Location of meeting:

The meeting was conducted remotely via ZOOM as a result of COVID-19.

Present at meeting:

Judi Moore, Cris Sanguino, Sally King, Richard Loughead, Cyndy King, Nancy Sharp, Sarge Lester, Carolyn Cliff, Sharon Dunn, David Paull, Bob Monroig (quorum established). New neighbors Lydia and Phil Sikes attended as guests.

The regular meeting of the Joint Boards of Trustees was called to order at 9:07 AM by Nancy Sharp.

The agenda for Joint meeting was distributed and reviewed. M/S/C to approve agenda.

M/S/C to approve minutes of the July 18, 2020 meeting.

Old Business:

Website Report: Cris discussed current updates as well as some challenges getting the Zoom meeting links working properly.

Joint Resolution 2020-01: Discussion included final draft language as well as policies, past practice and covenants. Sharon and Sarge agreed to review previous board actions to provide a “crosswalk” between the three. M/S/C to approve the resolution. (Hard copy, ARC Checklist and Witness Pole Location form attached)

ARC Report: Cyndy shared that the ARC members, have reviewed Jennifer Flath’s plans to build a single family residence on her lot at 815 Farmington DR We are satisfied that her plans meet the requirements stated in the Holmes Harbor Estates CC&Rs and clarified in subsequent resolutions:

The building height will be within the 15’ limit, measured from a point 5’ away from the house corner on the highest undisturbed land elevation in the house footprint. The building will not encroach on the lot line setbacks of 10’ to the rear lot line, 5’ to the side lot lines, and 20’ to the front lot line.

Jennifer and her site developer attended the GBBC board meeting on July 18 and presented the plans for her modular home.

Jennifer provided a copy of the deed showing that she owns the lot in question

Jennifer has a permit issued by the Island County Health Dept. to install an alternative septic system.

Jennifer's lot has an existing Right-to-Connect to the HHWC water share.

On August 13, 2020, the ARC and Ms. Flath met at 815 Farmington DR to mark the 15' height limit on a witness pole set by the site developer. We also nailed red flagging at the same height in a tree that will remain on the lot, in case the witness pole is removed during the house construction. We discussed the house plans and the site, and Jennifer and the ARC members signed the Witness Pole Location Form.

In conclusion, the ARC recommends that the GBBC board vote to approve Jennifer Flath's building plans and to inform the HHWC so that a Water Availability Verification form may be provided.

New Business:

Member Comment: Lydia Sikes announced August 29th driveway concert.

Judi Moore wanted the joint boards to know that the lot at the end of Nettle Rd had been cleared

Meeting adjourned: 9:36 AM

Next Meeting: September 19, 2020 on Zoom

Minutes submitted by: Bob Monroig