

**Minutes of the Monthly Joint Board Meeting of
Greenbank Beach and Boat Club (GBBC) and Holmes Harbor Water Company, Inc. (HHWC)
Saturday, July 15, 2023**

The regular joint monthly meeting of the Holmes Harbor Water Company Board and the Greenbank Beach and Boat Club/HOA Board was held Saturday, July 15, 2023, via Zoom.

The meeting was called to order at 9:05 AM by Diana Butler, president of the GBBC/HOA board.

Attending were:

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

Greenbank Beach and Boat Club/HOA Board: Eddie Accame, Diana Butler, Mike Cuddy, Kristin Lind, Bob Monroig, Shannon Pitton and Phil Sikes, Mike Hopkins absence was excused.

Residents/Other: Steve Wilson, member of the HOA

REVIEW OF AGENDA

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

APPROVAL OF JUNE 17 , 2023 JOINT MEETING MINUTES:

- Shannon Pitton moved to approved the minutes of the regular joint meeting of June 17, 2023. The motion was seconded and approved unanimously.

CONSIDERATION OF OPEN ISSUES

Website Update: Eddie

- The current burn ban has been posted on the website.
- Bob asked that a place holder be created for Surface Water Management updates so that he could post information. Eddie agreed to do this.
- Diana reported that the new gbbc.hoa@gmail address is working well.

Landscape Report—Kristin

- Kristi Etzell provided Kristin with a detailed list of properties in the community that have infestations of thistle and tansy ragwort. Kristin has looked at the properties and will write a draft email to property owners. It will include a deadline of July 31 for removal, and a request for acknowledgement of the communication. She will send the draft to the GBBC board for approval. The final version will be sent out to homeowners via the GBBC email account.
- The beach seems to be in good condition.

Beach Report—Mike Cuddy

- Dan Thongdara, who is a welder, fixed the vandalism to the beach gate locking mechanism which had been routed out. It wasn't clear how long it had been this way so that a key was not needed to access the beach. After the July Fourth weekend, the litter from fireworks, etc., was cleaned up by community members.
- Diana reported that Jim Caveness weed whacked the road for greater access of boats and trucks. He also rebuilt one picnic table, and painted the others. Larry and Karen Graham denoted the cedar planks for the tables. HHWC donated the blue paint. Thanks to everyone who helped!

Greenbank Marsh Surface Water Report—Bob

- June 22 Community Meeting: Bob reported on the June 22 community meeting at Greenbank Farm which included a recap of history of the area's water management, current efforts, and future plans. The meeting was attended by about 30 people: HOA members, North Bluff residents, and Island County officials including Island County Commissioner Melanie Bacon and

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three people from the engineering department. During the meeting Bob reiterated GBBC's commitment to repair the dike, scope the pipe, and repair the duck bill. Bob anticipated filing of an Emergency Permit application with Island County in a matter of days. Bob anticipates the next community meeting will happen after the dike is repaired, etc., and talk can begin about long term solutions.

- Beach Meeting with IC and DOE: On July 10 Bob met at the beach with a representative from Island County and two from the Department of Ecology to confirm for Island County that the site of proposed repair activity is not within 200 feet of the high water mark. The IC rep confirmed this. The DOE reps took salinity readings to ascertain wetland locations. This may require an updated application to Island County. They reiterated that working on the beach will involve additional entities including Fish and Wildlife. Island County will not be involved in any of the work because it is on private property even though IC water enters our property on its downhill travels. Diana said that when she dropped off the application, IC estimated 4-6 weeks for its approval which will be the first part of August.
- Bob talked recently with Ed Sewester, IC engineer, who said that his department is ready to go as soon as the county signs off on the permit.

Meeting Sign Update – David

- Community notification signs for the sandwich boards at the entrances to the community have been printed and laminated. There was some dispute with Sound Business Center over the charges; this is in process of being worked out.

Newsletter – Kristin

- Kristin only received one submission from board members for the newsletter.
- Other items suggested for a newsletter included an update from Bob on the tide gate situation; a request for people to update their email addresses and add us to their secure contacts list; notification about the community picnic on August 12; request for board members; updated contact information for Map Your Neighborhood; information about noxious weeds and steps which the HOA board takes; and possible mention of a fall neighborhood-wide garage sale.

Annual Picnic – Eddie

- The committee of Eddie, Mike Cuddy, and Cris Sanguino is beginning work on the picnic which is a month away. Someone with a Costco membership will be needed for buying hot dogs and bottled water. The signs reminding about the picnic will be posted around August 1.

CONSIDERATION OF NEW BUSINESS

Discuss forgiving late fees for Block 8, Lot 14—Cyndy

- This lot was purchased in late fall 2022. The new owner says her real estate agent did not inform her there are fees and dues when living in an HOA. Now she has incurred late fees. Each board will vote on this separately during their board meetings later.
- Diana said that with this issue, beach key issues, etc., it seems we need some kind of welcome packet with all this information which would be delivered by a community member when people move in, or mailed to new non-resident owners.

Emergency Management Lead - David & Cyndy

- Phil and Lydia are transitioning this initiative to David and Cyndy.

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- In the event of an emergency, the GMRS radios they will have are capable of communicating with Island County in Coupeville via Channel 2.
- Phil, Lydia, David, Cyndy and Eddie will meet before the Annual Picnic so that a little presentation of this can be given then.
- David and Cyndy will coordinate further efforts and education including securing and training Block Captains. Eddie volunteered to be a Block Captain.
- Kristin asked if satellite phones would be useful. The question was referred to the committee who will look into this.

Board Member Comments

- Cyndy said there will most likely be an Architectural Review Committee report at the August joint board meeting for the lot at the corner of Keesling and Van Dee.
- Cyndy also reported that one of our members, Gerald Muffly, was found dead in his home after a wellness check. The boards extend condolences to the family.
- Kristin asked about the height of the home being built on the north side of Keesling. Cyndy replied that those lots (along with lots on the west side of Harbor Estates Road) are exempt from the height restriction because they can't block anyone's view.

Member Comment

- Phil offered his Bluetti solar generator and a large set of lawn care equipment for sale. Interested parties can contact him or Lydia.
- Steve Wilson introduced himself. He is a resident of North Bluff Road and an owner of property on Harbor Estates Road near the water tower.

The meeting was adjourned at 10:01 AM.

The next regular meeting will be Saturday, August 19, at 9:00 AM via Zoom.

Minutes taken from recording by
Diana Butler, President of GBBC/HOA