

Meeting GBBC/HHWC Board of Trustees,
Saturday, March 16, 2024

The regular monthly joint meeting of the Holmes Harbor Water Company Board and the Greenbank Beach and Boat Club/HOA Board was held October 21, 2023 via Zoom.

The meeting was called to order at 9:05A.M. by Diana Butler president of the Greenbank Beach and Boat Club-HOA

Attending

Holmes Harbor Water Company Board: Sharon Dunn, Cyndy King, David Paull, Nancy Sharp, and Rick Waclawik. Matt Lowder joined late following connectivity issues.

Greenbank Beach and Boat Club/HOA Board: Diana Butler, Shannon Pitton, Michael Cuddy, Richard Loughead, Mike Hopkins, Eddie Accame

Diana Butler welcomed Matt Lowder to the HHWC Board and Richard Loughead to the GBBC-HOA Board. Diana explained the recent addition of Board Member Comments and Member Comments to the agendas.

Review of Agenda

The proposed agenda for the March 16, 2024 joint board meeting was reviewed and accepted as presented.

APPROVAL OF JANUARY 20, 2024 JOINT MEETING MINUTES:

A motion was made by Cyndy King and seconded by Nancy Sharp to approve the minutes of the joint boards meeting of Jan 20, 2024. The motion was approved with one abstention (Richard Loughead)

PROVISIONAL APPROVAL OF FEBRUARY 10, 2024 ANNUAL MEETING DRAFT OF MINUTES

Diana called for a motion to approve placing the draft minutes of the 2024 Annual Meeting on the Holmes Harbor Estate web site. Nancy moved and Eddie seconded. The motion was passed unanimously.

CONSIDERATION OF OPEN ISSUES

Website update: Eddie

Eddie reviewed the recent hacker emails that have targeted various members of the board. A number of steps have been taken to increase the security of our web site and its content. The members pass word has been changed and community members will be informed via email from the GBBC/HOA board. Eddie will continue to investigate further measures to increase our cyber-security.

Further discussion ensued concerning creating email accounts owned by the GBBC/HOA and not individual board members. Eddie will report back.

Greenbank Marsh Surface Water Management Report

Diana - transitioning from Bob Monroig's involvement in the Surface Water management issue. The driveway work has been completed. The permit is in the county pipeline and will be granted after the fact upon completion of the application form. Diana and Michael will be meeting with Island county representatives to finalize the permit. The planning office for Island County has undergone a number of staffing changes which has slowed down the process. With the driveway enhancement complete Diana points out that we need to place reflectors along the sides of the driveway to help guide the cars, trucks, and trailers that will be using the roadway.

Nancy asked about adding rip-rap to bolster the sides of the driveway. Cyndy pointed out that our permit is a "conditional permit" and adding rip-rap would necessitate a new and different permit. The board will continue to monitor the impact of high tides and vehicular traffic on the new driveway and determine if rip-rap will be necessary in the future.

GBBC/HOA Professional Development Sessions

Diana - The board completed its review of the RCW's in the fall. Diana points out that the new and more pressing issue is to investigate how the board can seek a long term solution to the broken tide gate and outfall pipe(s) including applying to the Department of Agriculture's Rural Surface Management program for funding.

Architectural Review Committee

Cyndy - Hank Fresonke, owner of the lot at Keesling and Van Dee, has adjusted the building site for the home he is building. He submitted a plan for the change and Cyndy reviewed the plan and visited the site. The new house site will not impact the height of the house so Cyndy determined that Hank was in compliance.

CONSIDERATION OF NEW BUSINESS

Landscape Maintenance Contract

Richard - Mike Etzell has proposed a rate increase for lawn maintenance to \$200/month. There was no vote taken, but members of both boards voiced support for increasing the rate to \$200/month. The issue will be taken up in the GBBC/HOA meeting following the joint meeting.

Blade Sharpening Event

Diana - Frosty's Fine Edges, a mobile knife & blade sharpening service, will come set up shop in the beach parking lot on April 6, 2024 from 9:00am - 3:00pm. There is a notice on the web site and all community members and friends are welcome to participate. His work comes with glowing reviews.

Board Member Comment

Cyndy - Regarding hackers attempts to ask for money, everyone should know that every financial decision has to be made at board meetings and every disbursement of funds must be voted on and approved by the respective board. Do not respond to any email asking for money on behalf of either board.

Diana - reiterated that the hackers are persistent but every financial matter has to come before a board. There has to be a motion, a second, a discussion and a vote before monies are spent.

Member Comment

There were no members attending. No comments.

Diana adjourned the meeting at 10:08 AM.

Minutes submitted by
Michael Cuddy, Secretary, GBBC

Next Meeting: April 20, 2024 at 9:00 am