

Greenbank Beach and Boat Club (GBBC) and Holmes Harbor Water Company (HHWC)
Minutes of the Monthly Joint GBBC/HOA & HHWC Board of Trustees Meeting
Saturday, September 17, 2022

Open Joint Meeting:

- HHWC Board Acting President Cyndy King called the meeting to order at 9:02 am on September 17, 2022.
- This meeting was conducted and recorded via Zoom.

Roll Call:

GBBC/HOA Board Members in attendance

- Cris Sanguino
- Kristin Lind
- Bob Monroig
- Diana Butler
- Eddie Accame
- Phil Sikes

Excused absences:

- Judi Moore

HHWC Board Members in attendance

- Cyndy King
- Nancy Sharp
- Sharon Dunn
- Rick Waclawik
- Lydia Sikes
- David Paull

Holmes Harbor Residents in attendance:

- None

Review Agenda:

- The proposed agenda for the September 17, 2022, joint board meeting was reviewed and accepted with one addition – Cyndy added an item to the “Consideration of New Business” section for a collections update on the account for the home located at block 5 lot 6.

Approval of August 20 Joint Meeting Minutes:

- The August 20 GBBC/HHWC Joint Board Meeting Minutes were approved unanimously.

CONSIDERATION OF OPEN ISSUES:

- Website update - Eddie Accame
 - Old website will remain up until October 15th, 2022.
 - New website is up and working fine.
 - A couple of new announcements have been added to the website to recruit new board members and second item asking the community to clean up after their pets.

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- Analytics are available for the new website. Current activity shows three new members have accessed the members only portion of the site. Cris will verify what is meant by new members.

- Landscape Report – Kristin Lind
 - Kristin report submitted via email on 9/17/2022 - I've driven the neighborhood this week and am not seeing tansy in bloom anymore, however it's difficult to tell if it's just gone to seed and we obviously can't walk onto private properties for a close inspection. Other than that, I have not seen anything of concern, haven't received any updates from residents or the Etzells and have no further updates for the landscape report.
 - Cris reported that one lot is overgrown on Nettle – Cris spoke with the owners and the lawn will be mowed.
 - Cris mentioned that we should consider sending out updates about lot maintenance. A notification form (courtesy letters) will also be used to notify homeowners if lot maintenance is needed.
 - Cris will check with Judi Moore about what the process is for sending out notifications to homeowners about required maintenance and when the HOA can arrange for this maintenance and can then bill the lot owner.

- ARC Report - Cyndy King
 - The Renshaws contacted David Paull to get information about how to obtain the right to connect to our water system.
 - Nothing else to report this month.

- Greenbank Marsh Surface Water Management Project - Bob Monroig
 - Bob went to the Port of Coupeville and has tentatively put a hold on barn A for the last week in November (after election day) for potentially holding an information sharing meeting about this project.
 - Bob has contacted Heather (the new director of the Whidbey Island Conservation District) and contacted Melony Bacon's office to see if she and Connie Bowers (Island County Engineer) along with Heather can attend this information sharing meeting in late November.
 - The plan is to provide an update to all interested parties and potentially identify additional sources of funding for this project.
 - The Progressive club has gotten Helen Price-Johnson, who now works for the USDA, scheduled to attend one of their upcoming dinners. Bob will keep our boards informed about possibly attending this meeting.
 - The USDA, via Darla, has indicated that USDA grant/loan funding would be available for this type of project. We still want to identify other sources of funding to cover the costs of this project to see if we can fully fund the project without the USDA loans. Nancy

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reported that Darla is no longer with the USDA (medical leave / retirement). Koni Reynolds, Darla's supervisor, has picked up her workload.

- Resolution on Short-term Rentals – Judi Moore /Cris Sanguino
 - Cris has drafted a letter that will be sent to the community to educate and update our community about what can and cannot be done related to short-term rentals. Primary purpose is to provide the community with reasons why it will be difficult to restrict short-term rentals and what our options are at this time. This letter will include a six-question survey to get feedback from the community about their feelings on short-term rentals in our community. Cris welcomes input about the draft letter from all board members.

- Suspicious Activity in the neighborhood – Cris Sanguino
 - Cris Sanguino was notified of a person on a bike who was on the construction site at the corner of Delphinium and Harbor Estates Road. Cris is recommending that you notify the police/sheriff if you see suspicious activity.
 - A question was asked if it is okay to photograph suspicious activity. The consensus is that is okay to photograph suspicious activity, but you may want to verify with the sheriff's office.
 - Cyndy suggested we could add a news item on our website to notify our neighbors of suspicious activity and who to contact when you see this kind of activity.
 - Cyndy and Cris reported that there is an aggressive dog at a home located on Farmington Road – if you have issues with aggressive dogs, please notify law enforcement. The board has and will continue to notify owners of aggressive dogs when the board is made aware of these kinds of incidents.

CONSIDERATION OF NEW BUSINESS:

- Change of lot ownership and lot combination - Cyndy King
 - A property owner, Hans Leseman, who owns two lots in our community, has passed away and ownership of these lots has shifted to his daughter Diane.
 - Another lot on Van Dee has been purchased/combined by the next-door neighbor. This will reduce our number of neighborhood homesites by one.

- Collections update on block 5 lot 6 – Cris Sanguino
 - The HHWC board has worked out a payment plan with the owner of the home on block 5 lot 6 to get caught up on delinquent water use and reserve bills.
 - Cris is going to contact this homeowner as well to set up a payment plan for delinquent HOA dues.

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- Member Comment:
 - None

Adjourn Meeting:

- The meeting was adjourned by Cyndy King at 9:38 a.m.

The next Joint Board Meeting: 9 a.m. October 15, 2022.

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