

GREENBANK BEACH AND BOAT CLUB/HOMEOWNERS ASSOCIATION

Meeting Minutes

Saturday, March 19, 2022

Attending were Eddie Accame, Diana Butler, Kristin Lind, Bob Monroig, Judi Moore, Cris Sanguino, and Phil Sikes.

Cris Sanguino, president of the GBBC/HOA, called the meeting to order at 9:48 AM. The meeting was held via Zoom.

Approval of Minutes

Bob Monroig moved to approve the minutes of the January 15, 2022, GBBC/HOA monthly meeting. The motion was seconded and approved unanimously. Bob moved to approve the minutes of the February 12 special meeting of the GBBC/HOA that followed the Annual Meeting. The motion was seconded and the minutes were approved unanimously.

CONSIDERATION OF OPEN ISSUES

Treasurer's Report

This month's treasurer's report was put together by former treasurer Richard Loughead and King Water Company, and given by Cris.

- Bob Monroig moved to approve the report and pay the bills. The motion was seconded and the vote was unanimous.
- King Water will be assisting the GBBC/HOA with treasurer duties. Cris will continue to handle the mail. She will scan invoices and send them to King Water for payment.
- Judi Moore is stepping down as a signer of checks. The board voted to add Diana Butler as a signer on the checking account.
- The secretary will prepare a letter to the bank recording this action.
- Judi clarified that the money in the Capital Improvement Account was for replacing or improving the tide gate or drainage, and for any lawsuits that might arise.
- The board discussed the need to be able to explain to the community why the GBBC and HOA fees were each increased by \$25 a year at the annual meeting especially since this is the second increase in three years and there is money in the bank.
 - Bob noted that when the HHWC applied for the loan/grant program with the USDA (as the GBBC is preparing to do) they had to project increases in income for five years to demonstrate having enough funds to pay the loan back. In raising the fees, the GBBC is being pro-active and not waiting for the USDA to tell us we have to do this.
 - GBBC will have to estimate costs to use in the initial stages of planning. Money used will come from the Capital Improvement Fund. Any legal issues dealing with renovations or loans, etc., will also be paid out of the Capital Improvement Fund.
 - Cris volunteered to write up two or three key points about the need to raise fees to prepare for the coming expenditures around managing the tide gate and drainage issues. She will distribute this to board members so that we can speak with one voice about the ways the board is being proactive and safeguarding the community.
 - Kristin Lind recommended adding these points to an FAQ section on our new website.
- During this discussion Cris, who was down in California, was interrupted by an earthquake! She returned and carried on her presidential duties with aplomb.

Beach Report

GREENBANK BEACH AND BOAT CLUB/HOMEOWNERS ASSOCIATION

Meeting Minutes

Saturday, March 19, 2022

Cris said that there have been a lot of whales in Holmes Harbor. The boat ramp will be cleaned in advance of shrimping season. The Porta Pot will be ordered in May for the summer season. Judi will assist with handling this to take it off Cris's long list of previous duties.

Greenbank Marsh Working Group

Bob gave his report during the Joint Meeting earlier in the morning, and did not need to repeat it during this meeting.

- Following some discussion, Bob said he will hold a meeting with Melody Bacon, Connie Bowers and Jonathan Lang in advance of the community-wide meeting so they are fully informed about what has happened and what is needed to address the drainage problems.
- Diana proposed that board members take on the responsibility of contacting GBBC members before the meeting to update them, too, in order to build consensus and vision for managing the water flow in ways that support a healthy ecosystem and benefit everyone.
- Bob added that this would avoid having our members feel blindsided and like they are hearing about this for the first time. He will also request a meeting with the county folks and with Chris at the farm to get on the agenda for the Port of Coupeville board, to bring all the commissioners up to date with what's going on.
- Board members also mentioned contacting Patrick Kennedy, the new port commissioner and Island County Roads.

Website

Eddie Accame will confirm that everything that is needed has been uploaded to the new website. The goal is to have the website launched by the next board meeting.

Landscaping

Cris said the Etzells have been out mowing. There was nothing else to report.

NEW BUSINESS

Sales in the Neighborhood

The farmhouse on Shoreline is under a sales contract. The lot on Spring Street sold. The house at the corner of Casino and has sold and is being renovated.

Cris and Nancy are working with the new owners of lot 10.20 on Van Dee to clear the lien held by GBBC/HOA and HHWC. The new owners, (Gabeline) would like to negotiate the late fees and pay the remainder to clear the lien. Cris will present an email vote with information on the fees and what is being requested to waive.

Beach Key

Judi said that King Water called asking about the beach key for the property at Casino. The details will need to be clarified before the key is issued.

Email Vote March 1-3 on Employing King Water for Financial Duties

On March 1 Cris sent an email to the board outlining the need to employ King Water Company in light of there not being a treasurer on the board. Duties performed by King Water would be to:

- Log onto the GBBC Peoples Bank account the first week of every month and download all current checking and savings accounts information. If King Water/GBBC is not comfortable with sign-in credentials, GBBC can opt to pay a service charge to Peoples Bank to have bank statements mailed.

GREENBANK BEACH AND BOAT CLUB/HOMEOWNERS ASSOCIATION

Meeting Minutes

Saturday, March 19, 2022

- Balance QuickBooks against current bank statements.
- Provide GBBC with a QuickBooks report of cleared checks, and ending balance of all accounts.
- Process checks for HOA and GBBC (average of 5 checks per month).
- Provide reports and checks to be signed to the President in advance of the monthly board meeting on the third Saturday of the month.

Cris moved to have King Water complete the monthly treasury services for GBBC and HOA, raising our costs from \$57.42 to \$70.00 per month. The motion was seconded and passed unanimously by March 3.

Richard and Cris will work with Brenda Bosman at King Water to make sure there is a smooth transition and the reports work for the GBBC board and King Water. The cost for all of King Water's services will be \$70.00 per month. It took Richard about 45mins per month to process the above tasks which will now be done by King Water.

Cris noted that she is only handling the finances temporarily until a treasurer can be found because it is not appropriate for the president to have access to funds.

The next regular board meeting will be April 19, 2022.

The meeting was adjourned at 10:13 AM.

Submitted by Diana Butler, Secretary