

Greenbank Beach and Boat Club/Homeowners Association (GBBC/HOA)

Minutes of the Monthly Meeting

Saturday, January 20, 2024

Diana Butler, president of GBBC/HOA, called the monthly meeting of the GBBC/HOA to order at 10:02 A.M. The meeting was held via Zoom.

Attending were: Eddie Accame, Diana Butler, Mike Cuddy, Kristin Lind, Bob Monroig, and Shannon Pitton. Mike Hopkins' absence was excused.

REVIEW OF AGENDA

The agenda was approved as presented.

APPROVAL OF MINUTES

Shannon moved to approve the minutes of the December 16 regular monthly board meeting. The motion was seconded and passed unanimously.

Eddie moved to approve the minutes of the December 20 called meeting to discuss proposals around raising the beach access road. The motion was seconded and passed unanimously.

Mike C. moved to approve the minutes of the January 2 called board meeting to discuss further matters relating to the beach road repair. The motion was seconded and passed unanimously.

Shannon moved to approve the minutes of the January 9-10 online meeting for approval of the Joint Responsibility Agreement. The motion was seconded and passed unanimously.

CONSIDERATION OF OPEN ISSUES

Treasurer's Report—Bob

Bob reported on the GBBC finances including costs of the beach work. Mike C. moved to approve the report and pay the bills.

Bob gave the HOA financial report. Eddie moved to approve the report and pay the bills. The motion was seconded and passed unanimously.

Bob then showed the final accounting for 2023 for both the GBBC and the HOA. He presented the 2024 budgets that he will propose for membership approval at the Annual Meeting, including an assessment for \$125. Bob talked about the ways in which he has streamlined the duties of the GBBC treasurer, including initiating electronic check paying, and having Branch Business do the majority of the bookkeeping and bill paying; this will make it easier for a new volunteer treasurer to take over. He gave the rationale for each of the line items in the budgets. Bob moved that we approve the proposed budget for presentation at the annual meeting. The motion was seconded and passed unanimously.

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Website Update—Eddie

Eddie gave the website report at the joint meeting and didn't have anything to add. Diana noted that website posts about beach repairs were already helping community members understand what was happening, and stay connected to the community's progress with surface water management.

Beach Report—Bob

Bob said he had pretty much covered the beach report in the joint meeting. Diana said the development of cordial relationships with neighbors on the beach has been a welcome development. The board agreed that armoring the road and installing visual cues to the higher drop off at the edge were good ideas. These will be dealt with after the main work is finished.

Landscaping Report—Kristin

Kristin said that even though she is rotating off the board, she is willing to do tasks that pop up and to serve as a resource. She suggested that GBBC establish a list of people who are willing to volunteer for specific kinds of work that fit their skill sets; Kristin could oversee such a list. She also mentioned the value of a simple bulletin board type page on the HHE website.

The board thanked Kristin for her three years of service to the community and wished her well.

Surface Water Management Update—Bob

Bob said he had mostly covered this in his previous reports today, and that the next adventure is to contact the USDA to find out what kind of entity we should form to be most likely to be eligible for the grant/loan program they have for rural surface water management. He also said that Kristin's idea for a list of people who would volunteer could be useful in forming ad hoc work committees and this would be especially valuable in fostering connections with new neighbors.

Beach Key and Nettle Road Updates—Diana

In December the board discussed a community member's request for late fee forgiveness due to errors in billing by King Water. The board then voted to ask for an accounting from King Water as to what occurred when; to date this has not been received. However, we have heard from King Water that the community member does not owe any money, so they are eligible to have their beach key and will work with Mike Hopkins on that.

Diana will follow up with notification to the owner of the weed-infested property at the end of Nettle.

NEW BUSINESS

Open Slots on the Board

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At the annual meeting, there will technically be five open slots on the board. There are currently two unfilled positions, Diana's term is up, and so are Bob's and Kristin's. The latter two members are stepping down. Diana is willing to stand for re-election which means there will be four additional openings. The board discussed likely community members to invite to join the board. Nominations will be solicited at the annual meeting as well.

Board Member Comments

There were no board member comments.

The meeting was adjourned at 10:47 AM.

The next regularly scheduled board meeting will be Saturday, February 10, following the Joint Board meeting.

Minutes prepared by

Diana Butler, President
GBBC/HOA