

ANNUAL MEETING OF
HOLMES HARBOR WATER COMPANY
and
GREENBANK BEACH AND BOAT CLUB/HOMEOWNERS ASSOCIATION
February 11, 2023
Held at the Greenbank Progressive Club and via Zoom

Holmes Harbor Water Company president Cyndy King called the meeting to order at 10:08 AM.

DETERMINATION OF QUORUM

It was established that a quorum (which necessitates 24 members) was present with 51 members represented: in-person attendance was 29 members, there were 17 proxies, and 5 members were on Zoom.

BOARD MEMBERS IN ATTENDANCE

Greenbank Beach and Boat Club/HOA board members in attendance were: Cris Sanguino, president and treasurer; Diana Butler, secretary; Eddie Accame, Bob Monroig, Judi Moore, Phil Sikes, and Kristen Lind.

Holmes Harbor Water Company board members in attendance were: Cyndy King, acting president; Lydia Sikes, secretary; David Paull, treasurer; and board members Sharon Dunn, and Nancy Sharp; Rick Waclavik attended via phone.

APPROVAL OF AGENDA

One item was added to the agenda after the Annual Meeting packets were mailed, which was the approval of the previous year's annual meeting minutes. The agenda was approved as amended.

APPROVAL OF MINUTES

Mike Etzell moved to approve the minutes of the 2022 Annual Meeting. The motion was seconded. There was no discussion. The motion passed unanimously.

NEW BOARD MEMBER ELECTION

HHWC: Cyndy King conducted elections for the HHWC board.

- Nancy Sharp and Rick Waclawik's terms were ending. Both agreed to stand for election to another three-year term.
- Michael Cuddy moved to reelect Nancy Sharp and Rick Waclawik to another three-year term on the HHWC. The motion was seconded and passed unanimously.
- There were no other volunteers for the HHWC, leaving three vacancies on the board.

GBBC: Cris Sanguino conducted the election for GBBC board.

- Judi and Cris were both rotating off the board year, leaving four trustee positions open.
- Cris said that Mike Hopkins, who lives on Keesling, had volunteered to serve on the board.
- Carolyn Cliff moved to elect Mike Hopkins to the GBBC board. The motion was seconded and passed unanimously.
- Shannon Pitton and Mike Cuddy both volunteered to serve on the GBBC board.

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- Nancy Sharp nominated Shannon Pitton and Mike Cuddy as a slate. The motion was seconded and passed unanimously.
- There were no other volunteers for the GBBC, leaving one vacancy on the board.

HOLMES HARBOR WATER COMPANY

Cyndy King opened the HHWC portion of the meeting.

Treasurer's Report

David Paull gave the treasurer's report, reviewing the USDA project which has been completed; income and expenditures for 2022; and the budget for 2023. HHWC is raising the Water Reserve Fund fee per lot for 2023 by \$5 to help make up for loss of income in lot fees. At some point in the not-too-far-distant future, HHWC Quarterly Water Use fees will be raised to provide for the expenses, which are now running over budget.

Mike Ezell expressed thanks and appreciation for the work of the treasurer, and the members of the community agreed.

Tim O'Connell moved to approve the 2023 budget as presented. The motion was seconded and approved unanimously.

Acting President's Address

Cyndy King reported that 2022 was pretty calm after completion of USDA water project which began in 2016. The project replaced the entire system and is functioning well.

- A well pump at Well #1 failed in 2021 and was replaced at a total cost of about \$40K. About $\frac{3}{4}$ of the cost of the pump replacement was covered by remaining funds in the USDA grant; the cost to the community was about \$10,400.
- The USDA Project officially closed in August 2022. An audit was completed shortly afterward.
- Required wetlands monitoring at Shoreline and Farmington have continued for three years, with two years left to go. The native plants installed are doing well. Members can enjoy walking through the wetlands to get to the farm.
- As of 2022 HHWC had sold a total of 84/100 rights to connect. One right to connect can still be sold, but the final 15 can't be sold until it is ascertained that salt water intrusion in the aquifer is at a safe level. So far there is no salt water intrusion, but HHWC has hired a hydrogeologist to analyze the water in both wells to establish that it is not anticipated to be a problem in the future. The report will be given to Washington State Department of Health's Office of Drinking Water which will give permission to sell the final rights to connect.

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- Cyndy expressed special thanks to Nancy Sharp for her service on the board as president for the past four years. She took the position in the early stages of the re-piping project and managed to wring every dollar out of the USDA grant. She is stepping down as president, but is staying on the board.
- Cyndy also expressed gratitude to David Paull who has been Treasurer for many years. He is stepping down as treasurer but will remain on the board.

Dave Lyle asked about arsenic level in our wells.

- Cyndy responded that the wells have been tested recently. One is well below the required level and the other is slightly above.
- An arsenic treatment system has been installed at the pump house which allows both testing and treatment.

Cyndy strongly urged community members to contact a water board member or King Water Company if there is any problem with their water or if they notice any problems in the community.

The community expressed gratitude to Cyndy and the HHWC board and applauded them.

GREENBANK BEACH and BOAT CLUB

President's Address

Cris Sanguino reminded members that King Water Company has been our acting treasurer, and helped to prepared the proposed 2023 budgets.

- Cris went over the budgets for GBBC and the HOA, including collection of dues in 2021 and 2022.
- Mike Etzell moved to approve the GBBC budget for 2023 as presented. The motion was seconded and approved unanimously.
- Nancy Sharp moved to approve the HOA budget for 2023 as presented. The motion was seconded and approved unanimously.

UPDATE ON GREENBANK SURFACE WATER MANAGEMENT

Bob Monroig reported that the Greenbank Surface Water Working Group, which ceased meeting during the pandemic, has begun work again, addressing surface water issues in the local drainage area which were exacerbated by the breach of berms and flooding of North Bluff Road during king tides in December 2022.

- In gathering information and support for this complicated project, Bob, Cris, and Sally King have met with experts and stakeholders including Island County Commissioner Melanie Bacon; Connie Bowers and Ed Sewester, assistant engineers at Island County; a representative of U.S. Representative Rick Larsen; representatives from the Island

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County Planning Department; private contractors and engineers including Tom Skillings;
and homeowners and representatives of water companies on North Bluff Road.

- Bob outlined problems with the 750-acre Greenbank watershed which empties into Holmes Harbor Estates' beach property.
 - About 10 % of the water flowing into the retention pond comes from our Holmes Harbor Estates community.
 - The other 90% comes from property owned by the Port of Coupeville, Island County, the State of Washington, and private entities primarily to the south of HHE beach property.
 - The tide gate and outflow pipe on our land were installed in 1904 and updated in 1995 with assistance from Island County. The deterioration of the infrastructure, along with the breaching of the berm during the king tides has exacerbated problems which have existed for years.
- Next steps for addressing the issues include:
 - The GBBC board hiring Tom Skillings to create a preliminary design for a shovel-ready project that will be eligible for grant money from governmental bodies.
 - Working with Melanie Bacon and others to hold a community-wide meeting about the Greenbank Surface Water Management issues and solutions and build consensus among all stakeholders.
 - Continuing to network and investigate avenues for solving this issue which is creating not only a nuisance but a danger for our area.

Community members asked how they could help. Bob said:

- Attend Melanie Bacon's weekly coffees on Mondays at 3 PM at Crabby Coffee in Freeland to maintain our presence and to be informed.
- Read the Holmes Harbor website to see what is happening and to learn about the history and problems we are dealing with.
- Attend meetings.
- Volunteer.

Information about meetings will be on our website, on sign boards on our roads, at the Farm, and at the Post Office.

SHORT TERM RENTALS

Cris reviewed the legal definition of short term rentals, results of recent court cases which determined that short term rentals are not considered business use, and a legal opinion from our attorney which will be posted on our website shortly.

- We cannot override state law, but we can adopt a resolution detailing requirements for short term rentals and penalties for noncompliance.

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- The beach key which each owner possesses cannot be loaned out—this is a policy everyone agreed to when they signed for the key.
- A letter and survey will be going out to members soon to find out what the community wants. It will be important to have a robust response to the survey.

EMERGENCY PREPAREDNESS

Phil and Lydia Sikes invited the community to join them in The Map Your Neighborhood project which is a Washington State effort to help neighborhoods prepare to care for each other when disaster strikes.

- As ham radio operators, Phil and Lydia were approached by the Island County Emergency Services Coordinator to involve our neighborhood in disaster preparation, which many Whidbey Island communities are already doing.
- There would be a team captain on every street to check in on neighbors in a disaster and report problems to the Sikes. They would communicate via radio to the county who will pass it on to the state.
- Phil and Lydia would like to schedule meetings to discuss this effort.
- More information about Map Your Neighborhood will be posted on the website.

Everyone thanked Phil and Lydia for their work on helping Holmes Harbor Estates in a disaster.

LANDSCAPING REPORT

Mike and Kristi Etzell have accepted the landscaping contract for this year which includes three months of noxious weed removal on public parcels.

- They will work with Kristen Lind, Landscape coordinator for GBBC, to identify areas that are infested with noxious weeds, especially thistle which has become particularly problematic. Group work parties will be formed for pulling thistles in particular.
- Resources for identifying and dealing with noxious weeds are on our website.
- If community members notice lots or yards with noxious weeds, report this to Kristen. Island County will be notified if we can't get the weeds removed.

THANKS TO RETIRING BOARD PRESIDENTS

Bob Monroig expressed the community's appreciation to Judi Moore and to Cris Sanguino for their service as presidents of the GBBC/HOA board for many years, and presented them with flowers and gift cards.

Cyndy adjourned the meeting at 11:50 A.M.

Minutes submitted by

Diana Butler

Secretary, Greenbank Beach and Boat Club/Homeowners Association