

**Greenbank Beach and Boat Club (GBBC/HOA)
and Holmes Harbor Water Company, Inc. (HHWC)
Minutes of the Monthly Joint GBBC/HOA & HHWC Boards Meeting
Saturday, May 18 , 2024**

The regular monthly joint meeting of the Holmes Harbor Water Company Board and the Greenbank Beach and Boat Club/HOA Board was held Saturday, May 18, 2024 , via Zoom. The meeting was called to order at 9:03 A.M. by Cyndy King , president of the Holmes Harbor Water Company .

Attending:

Holmes Harbor Water Company Board: Cyndy King, Matt Lowder, David Paull, Nancy Sharp. Rick Waclawik and Sharon Dunn's absences were excused.

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

No Holmes Harbor non-board member residents were in attendance.

REVIEW OF AGENDA

- The proposed agenda for the May 18 joint board meeting was reviewed and accepted as presented.

APPROVAL OF OCTOBER 21, 2023 JOINT MEETING MINUTES:

- Nancy moved to approved the minutes of the April 20 joint meeting. The motion was seconded and approved unanimously.

CONSIDERATION OF OPEN ISSUES

Website Update – Eddie

- Eddie reported there have been no new hack attempts on the website.
- Each of the boards has its own separate Google account associated with their email which gives each their own Google Drive and we can begin transferring document storage there. We will add storage capacity as needed.
- Document links on the HHE website will be linked to the Google Drive.
- Eddie has not yet reached HostPapa to find out how to get our domain name back.

Beach Improvement Report – Diana

- Diana said the Porta Potty is in place at the beach and will be there until whenever we ask to have it removed in the fall.
- Cris Sanguino advised us on road markers and signage and those will be ordered soon.
- Michael Beech at Island County Permitting said via email that no penalties are accruing for the post-renovation permits we need, he is very backed up with work and will let us know when he is ready to move on our application.

New Meeting Schedules – Cyndy and Diana

- Cyndy said the HHWC will move their monthly board meetings to the Tuesday following the 15th of each month.
- Diana said the GBBC will most likely be on the second Monday of the month.
- Cyndy noted that the great majority of topics addressed in joint meetings were not topics which require decisions (since those are made at each board's own meeting). Rather the agenda items were things which affect the community as a whole, such as surface water management. It is

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good for both boards to be able to contribute on discussion, and to be well-informed when approached by community members. Anyone who wants to know about the other board's topics, will be welcome to attend their meetings as a guest. The only joint meetings that may actually be needed may be the ones involving planning for the Annual Meeting or the CC&Rs. Cyndy, as chair of the Architectural Review Committee, would attend GBBC meetings any time that was necessary.

- Cyndy said agendas will be posted on the website, using the same agenda format but under Joint Meeting it would say, *"No meeting scheduled."*
- Cyndy will craft a statement for the home page of the HHE website with a link to the Members Only section explaining the change of meeting times and dates, and giving the schedule.
- Each board will be responsible for putting out the sign boards a week in advance of their board meeting. Michael Cuddy has volunteered to put out the GBBC sign. Each board will need to have new signs made.
- The boards agreed to start the experiment with new signage notification in June using something simple such as "GBBC: 6/10 HHWC 6/18. See website for details." Cyndy will talk with Rick about revising the signs.
- The boards decided that they would each meet at 6 PM for their monthly meetings.
- Signs will continue to be used for water system flushes, the annual picnic, the annual meeting, and at least for a few months, reminders about board meetings.

Shared Board Expenses – Nancy and Richard

- Nancy said that the joint expenses for 2024 have been resolved.
- Richard noted that shared expenses are 13% of the GBBC's annual budget. He is looking to shave expenses off the GBBC budget.
- HHWC will discuss shared expenses in their meeting.
- The boards also need to find out the legalities of paying the Etzells, and whether 1099 forms are required.

Update on Branch Business – Cyndy and Richard

- Cyndy said there have been problems with water payments recently with checks being lost, etc. HHWC will ask Branch Business not to assess late fees because of the problems.
- The board discussed recent issues and agreed that the transition from King Water to Branch Business seems to be getting smoothed out.

CONSIDERATION OF NEW BUSINESS

There was no new business.

BOARD MEMBER COMMENTS

There were no board member comments.

The meeting was adjourned at 10:00 A.M.

The next joint board meeting has not been scheduled.

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Minutes taken by
Diana Butler, President of GBBC/HOA

DRAFT: AWAITING APPROVAL