

Greenbank Beach and Boat Club/Homeowners Association (GBBC/HOA)
Minutes of the Monthly Meeting
Monday, August 12, 2024

Diana Butler, president of GBBC/HOA, called the monthly meeting of the GBBC/HOA to order at 6:07 P.M. The meeting was held via Zoom.

Attending were: Eddie Accame, Diana Butler, Michael Cuddy, Richard Loughead, and Shannon Pitton. Mike Hopkins' absence was unexcused.

REVIEW OF AGENDA

The agenda was approved as presented.

APPROVAL OF MINUTES

Shannon moved to approve the minutes of the July 20, 2024 meeting. The motion was seconded and passed unanimously.

CONSIDERATION OF OPEN ISSUES

Annual Picnic – Eddie

Eddie reported that the picnic went very well. Lots of neighbors helped with setting up, and with removing everything at the end. There was plenty of food, and the beer brats were delicious. Fewer people attended this year than last, but it was a good turnout nonetheless. Leftover brats and buns were donated to Ryan's House, and they was glad to get them. The Board thanked Eddie for the wonderful job he did.

Since the board decided to hold the annual picnic on the second Saturday of August, the date for next year's picnic is August 9, 2025.

Treasurer's report – Richard

Richard screen-shared the financial reports of the GBBC and the HOA. He went over the figures and the bills. Eddie moved to approved the reports and pay the bills. The motion was seconded and approved unanimously.

Report on possibly getting another business partner/Windermere Proposal—Michael Cuddy

In advance of the August board meeting, the board members received (via email) the proposal from Windermere to partner with GBBC for handling our financial needs and advising on HOA matters.

Diana reviewed how and why we chose to move to Branch Business after years having King Water do our finances, and the problems we've had with Branch Business. She recapped the impromptu meeting with Christina Rose from Windermere Property Management to find out what services they offer. The meeting was attended by Michael and Diana from the GBBC board; and Cyndy King, Nancy Sharp, and David Paull from the HHWC board.

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Michael pointed out advantages of contracting with Windermere to do our finances, including knowing they will be here for the long haul; advanced level and range of capabilities; and the ability to process payments electronically at the expense of the payee instead of GBBC.

- These things could make it easier to get people to serve on the GBBC board, as well as elevate the professional aspects of our financial business.
- The price quoted in the proposal was hundreds of dollars a month over what we pay currently, but the price may be negotiable. There are two tiers of services, and we may only need the first tier.
- Windermere's September 1st deadline is a nonstarter.
- HHWC will talk about the proposal next week at their meeting. Michael proposed a follow-up with them after their meeting.

Eddie agreed that there is a lot of benefit in what they offer; it brings us into better practices, and they offer a lot of customer service.

Shannon noted that Windermere has a good reputation, but also a reputation for being expensive which is part of hiring a large successful business—you pay for their advertising, and their whole system.

- Being able to offer electronic payments might help to alleviate nonpayment issues if we had automatic deductions for members.
- The nearly ten-fold increase in the monthly expense for financial services means that dues would have to rise significantly to pay for it.

Richard and Michael think transferring to Windermere would be pretty seamless and nothing like the 60 hours of volunteer labor which it took Richard to get the transition to Branch Business from King Water.

Richard said that after we started with Branch the costs rose.

- We found out that every billing costs about \$420.
- The GBBC needs a CPA, an audit, and a reserve fund.
- Windermere has templates to use, but everything they do won't be free.
- We need to meet with HHWC, and we need to negotiate this deal together to get the best price.

Diana recommended the board attend the HHWC meeting next week to hear their discussion about this issue. Although we don't meet jointly any more, it is possible to call a meeting with them to discuss this.

- We have issues with Windermere's prices, but during the meeting with Christina, it was immediately apparent that they know a lot about HOAs that we don't. For instance, we learned that the State of Washington will require HOAs to have their CC&Rs redone in 2027, and that it will cost about \$30,000. Windermere knows attorneys who are figuring out how to do this, and Christina recommended not rushing into it, but waiting until the

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attorneys get it figured out and have a boiler plate they can apply which will be cheaper for us. We've known for years that our bylaws need to be redone but we found out it would cost \$20,000 and we didn't do it.

- We need to talk to HHWC, we need to talk to Windermere, we need to investigate other companies.
- We are at a transition point from the old days when things were casual and done between friends, to knowing the laws, the rules and regulations.
- We need practices, bylaws, and CC&Rs that are up to standard.

Michael said we need to continue to investigate this, and need to talk to HHWC, to jointly come up with a plan. The idea of moving to a more professional organization seems like a smart long-term investment.

Tech and Website report – Eddie

Eddie said the transitions on the website to include update ownership of domain name as well as financial information all went smoothly.

Beach Report – Diana

- Diana said the entrance sign at the beach is in need of repair and Jim Caveness wants to make a new one. The board is grateful for Jim's offer, and will reimburse him for any costs for paint, waterproof letters, etc.
- The board discussed whether additional signage is needed at the beach given the road repair which raised the road, and changed the parking lot. The board agreed that although some people are unhappy with the roadwork, more signs aren't necessary since problems occur infrequently, and can be solved with caution, common sense, and courtesy.
- The board asked Richard to contact the insurance agent to inquire about liability for alcohol use at the beach.

Beach Key Report - Mike H.—none given

Landscaping report – Diana

There is thistle at the beach. Diana will talk to the Etzells.

Thank you from Judi Moore – Diana

Judi Moore was grateful for the flowers and card which the board sent following her serious health incident in July. The board is grateful she is recovering well, and wishes her continued good health.

CONSIDERATION OF NEW ISSUES

Board Development topics and schedule for fall--Diana

- The board decided to meet on the first Monday of each month at 6 PM beginning in October, for a one-hour learning session.

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- Topics which need to be studied include the Articles of Incorporation, the bylaws, the CC&Rs, the Trustee Handbook, and finally, ways to proceed with managing water at the beach property after we receive the permits for the work that was completed in January.
- The first meeting will be Monday, October 7 at 6 PM.

Board Member Comments

There were no board member comments.

Community Member Comments

There were no community members present.

The meeting was adjourned at 7:29 P.M.

The next regularly scheduled board meeting will be Monday, September 9, 2024 at 6 PM on Zoom.

Minutes prepared by

Diana Butler, President