

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

Minutes of the Monthly Meeting

Saturday, November 19, 2022

Cris Sanguino called the monthly meeting of the GBBC/HOA to order at 9:59 AM. The meeting was held via Zoom.

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

Bob Monroig's absence was excused.

Review of Agenda

The agenda was approved as presented.

Approval of Minutes

Eddie moved to approve the minutes of the October 15, 2022 GBBC/HOA meeting. The motion was seconded and passed unanimously.

CONSIDERATION OF OPEN ISSUES

Treasurer's Report—Cris

- Bills to paid this month are to Mike Etzell for landscaping, \$175; Diamond Rentals, \$225; King Water Company, \$151. Judi Moore moved to approve payment of the three checks. The motion was seconded and approved unanimously by voice vote.
- Cris gave the Treasurer's Reports for the four accounts held by GBBC/HOA. She will email the reports to the board following the meeting.
- Cris said there is still one CD with a negative balance of \$19.84. She will check with Bob Monroig on this.
- Diana Butler moved to accept the treasurer's report. The motion was seconded and approved unanimously.

Beach Report—Cris

- Cris is working on getting the 2023 permit from the DFW for cleaning the boat ramp.
- She asked for help getting the beach chairs, etc., removed for the winter.
- There doesn't seem to extra traffic into our beach in spite of the gate being broken.

Greenbank Marsh Surface Water Management Project—Bob

- In Bob's absence, Cris just noted that she will be talking to Bob about getting help through Helen Price Johnson and the USDA for this project.

CONSIDERATION OF NEW BUSINESS

Property Tax Bill—Cris

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- The overdue bill for the Island County assessment on the beach parking lot for fire service has been paid. It had been paid up until the past three years and why this went missing is a mystery. This runs between \$27 and \$38 a year.
- The next Treasurer needs to be aware that this is an obligation whether or not a bill is sent.

Nonprofit Reporting to Office of Secretary of State—Cris

- Cris started work on the yearly report to OSS at the beginning of our fiscal year in July.
- Completing the report was complicated by the failure of the state's website for online reporting so Cris sent a personal check.
- The State of Washington confirmed the GBBC's nonprofit status this month via U.S. mail.

Insurance—Cris

- Although there were several snafus in receiving timely bills from the insurance company, and in recording the payment by the agency, the policy never lapsed, it is paid, and up-to-date.
- Cris reiterated that at the end of the year the following bills are split 50-50 with the HHWC. They are paid upfront by GBBC and at the end of the year are billed to HHWC, for reimbursement to GBBC:
 - Insurance
 - Post Office Box
 - Website hosting
 - Storage facility

Portapot Cost Analysis—Bob Monroig

- In Bob's absence, Cris discussed the pros and cons of the community owning its own portapot. Bob will have cost comparisons for this next month.

Judi Moore left the meeting at 10:12 AM.

Member Comments

- Diana proposed having a GBBC email account to which all GBBC/HOA mail would go so that official communications including bills would be received by the current board, regardless of who has rotated off, etc. To maintain security passwords to the email account would be changed as new people come on the board. The email account would create a permanent record of communications. Cris said she could set this up with several vendors and agencies. Eddie will research this.

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- Diana proposed creating a tickler file of due dates so that we are less reliant on institutional memory. Cris will create this.
- The board discussed setting up accounts for automatic payment with our checking account, along with the pros and cons of having a debit or credit card for the GBBC. It was decided to move payments to automatic withdrawals from the checking account to insure timely payments, but not get a debit or credit card.

The meeting was adjourned at 10:24 AM.

The next meeting of the GBBC/HOA will be Saturday, December 17, following the joint meeting.

Minutes taken by

Diana Butler, Secretary