

**Greenbank Beach and Boat Club (GBBC) and Holmes Harbor Water Company, Inc. (HHWC)**  
**Minutes of the Monthly Joint GBBC/HOA & HHWC Boards Meeting**  
**Saturday, October 15, 2022**

The regular monthly joint meeting of the Holmes Harbor Water Company Board and the Greenbank Beach and Boat Club/HOA Board was held October 15, 2022 via Zoom. The meeting was called to order at 9:04 by Cyndy King, Acting President of the HHWC.

**Attending:**

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

Greenbank Beach and Boat Club/HOA Board: Eddie Acame, Diana Butler, Kristin Lind, Bob Monroig, and Phil Sikes. Judi Moore and Cris Sanguino's absences were excused.

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

**Review of Agenda**

- The proposed agenda for the October 15, 2022 joint board meeting was reviewed and accepted as presented.

**Approval of Joint Meeting Minutes:**

- Bob Monroig moved to approve the minutes of the September 17 regular joint meeting. The motion was seconded and approved unanimously.

**CONSIDERATION OF OPEN ISSUES**

Website—Eddie Acame

- Traffic on the website is minimal, with spikes in advance of board meetings as people look for the link to the Zoom meeting.

Landscape Report—Kristin Lind

- Not much is going on at this point in the year. Tansy is still growing and should continue to be pulled when seen.

ARC Report—Cyndy King

- Andy Frank, on Harbor Estates Road, asked about the permissibility of a proposed garage for his property.
- The board discussed the evolution of what constitutes a 2-car garage since the CC&Rs were written to allow them in 1962. The idea of the CC&Rs was to maintain a residential feel to the neighborhood rather than an industrial look. The goal is to maintain that, along with good relations among neighbors. The board appreciated Mr. Frank's inquiry.

Greenbank Marsh Working Group—Bob Monroig

- Bob has tentatively put a hold on Barn A at Greenbank Farm for November 11-14, after the election for a community meeting with local leaders.
- He reached out to Helen Price Johnson; to Melody Bacon's admin to see if anyone could come to speak about the projects; to Connie Bowers, County Engineer; and to Ed Sewester, Assistant County Engineer, who put out the call for proposals for projects within the five-year plan.
- The goal is to get all those folks together at once, have a working group meeting, and pass on the documents from our last annual meeting. This would provide factual information to strengthen our chances of getting public money for the marsh project.

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Resolution on Short Term Rentals

- Tabled

**CONSIDERATION OF NEW BUSINESS**

Holmes Harbor Estates Emergency Preparedness - Phil/Lydia

- Phil and Lydia are both amateur radio operators who have been approached by Island County Amateur Radio Emergency Services System, which is establishing hub radio areas in Island County to facilitate communications following an emergency such as an earthquake or wind storm when cell phones can't be used.
- There are already several local emergency preparedness groups in our area and our neighborhood could join, too.
- The communication system uses the Family Radio Service (FRS) or General Mobile Radio Service (GMRS) via small, inexpensive, hand-held radios which people can easily be trained to operate. The radios would communicate with the Sykes who would communicate via amateur radio with Emergency Operations Center (EOC) of Island County about needs for help.
- This will be tested on October 20 during the Great Shake Out at 10 AM. People are invited to the Sykes' driveway to see how this will work.
- Cyndy will give a map of Holmes Harbor Estates lots to Phil to be marked with the number of residents per lot so we will have a record of who may need help.
- The GBBC will explain this emergency preparedness initiative to our membership via a short letter for the community drafted by the Sykes.

Community Garage Sale Spring 2023—Lydia

- Neighbors are proposing a community-wide garage sale next April or May with all who want to participate setting up tables on the street.
- Jeanne Rust has offered to coordinate this and do the publicity.
- The boards agreed that this is a good idea and asked the neighbors to proceed. Lydia will keep the boards informed.
- The garage sale will be announced at the Annual Meeting in February.

Member Comments

There were no member comments.

The meeting was adjourned at 9:50 AM.

The next meeting of the joint boards will be Saturday, November 19, at 9:00 AM via Zoom.

Minutes submitted by  
Diana Butler  
Secretary, GBBC/HOA