

Greenbank Beach and Boat Club/Homeowners Association (GBBC/HOA)
Minutes of the Monthly Meeting
Monday, September 9, 2024

Diana Butler called the meeting to order at 6:19 PM on Zoom.

Attending were: Eddie Accame, Diana Butler, Michael Cuddy and Shannon Pitton. Richard Loughhead and Mike Hopkin's absences were excused.

Approval of Agenda

The agenda was approved as presented.

Approval of August GBBC Meeting Minutes

The minutes of the August board meeting will be presented for approval at the October board meeting.

CONSIDERATION OF OPEN ISSUES

Treasurer's Report – Richard

In the absence of the treasurer, no report was given but the board looked at the checks presented for payment:

For the GBBC: Branch Business	\$211.46
Diamond Rental	\$225.00
For the HOA: Mike Etzell	\$200.00
Jenny Flath	\$117.20

Shannon moved to approve payment of the four checks. The motion was seconded and passed unanimously.

Discussion of finding another bookkeeping partner –Michael

- Michael said that further thought and discussion about finding a new bookkeeping partner have confirmed the board's thinking last month—that although a larger firm with more capacities and expertise would be desirable, this is not a good time for the GBBC to switch.
- Several factors play into this, not least of which is that dues would need to be raised to meet the additional expense. The community will continue to rely on volunteer labor in this as in other areas to keep expenses in line with income.

Tech and Website report – Eddie

Eddie had nothing to report.

Beach Report - Diana

Diana updated the board on the failure of the beach gate in August, the subsequent repairs, and proposals for strengthening the gate.

- Michael will talk with homeowner and welder Daniel Thornley about what he recommends following his emergency repair.

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- Going forward, there needs to be a volunteer for keeping the gate lubricated and in good repair since lack of maintenance is a key factor in its failure.

Beach Key Report - Mike H.

Diana gave the report in Mike's absence.

- One key has been given out to a new owner.
- One key has been turned in by an owner who is selling, and another is due to be turned in soon.

Landscaping report – Diana

- Neighbors are doing a good job maintaining their property. Owners who have been contacted about noxious weeds have responded promptly and effectively.
- The board is happy to pay for the gas which community members expend as they volunteer time and labor for groundskeeping.

Board Development meeting in October - Diana

- Board development meetings will take place on the first Monday of each month at 6 PM on Zoom beginning on October 7.
- The Board will begin the study sessions with the Trustee Handbook including the Articles of Incorporation, CC&Rs, Bylaws, and Resolutions.

CONSIDERATION OF NEW ISSUES

Fall Newsletter – Shannon

- Shannon feels strongly that before the holidays, the members of the GBBC/HOA and the HHWC need to understand the serious need for volunteers to participate in keeping the community running smoothly, managing the beach property, and providing clean drinking water and reliable water infrastructure.
- In the absence of adequate volunteers, there will be no alternative but to hire outside firms to do the needed tasks. This would be a great expense and would require all dues and fees to be raised, an outcome the board very much wants to avoid.
- A fall letter will outline the benefits of volunteering for the boards and ask community members to volunteer for the boards at the Annual Meeting on February 8, 2025.
- The board agreed with Shannon that this is a serious problem. She will send a draft of the letter to both boards soon.

Email from Island County re Permit Application – Diana

- Island County has assigned a point person to handle the GBBC's permit application of last December.
- Michael, Diana, and Eddie will be on the committee to study what has been submitted, and what is being requested now. Other members of the community will be asked to lend their expertise.

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- The board is relieved that the permitting process is moving along and that we have a dedicated contact at Island County to work with.

Email from North Bluff Neighbor - Diana

- Diana received a letter from a neighbor on the beach who is concerned about several issues, including illegal fireworks and loud parties over the Fourth of July. The board discussed each of the points.
- Diana will respond via email outlining the board's thinking on these issues.

Board member comments

There were no board member comments.

The meeting was adjourned at 7:16 PM.

The next meeting will be Monday, October 14, at 6 PM via Zoom

Minutes taken by
Diana Butler, President