

Greenbank Beach and Boat Club (GBBC) and Holmes Harbor Water Company, Inc. (HHWC)
Minutes of the Monthly Joint GBBC/HOA & HHWC Boards Meeting
Saturday, June 17, 2023

The regular monthly joint meeting of the Holmes Harbor Water Company Board and the Greenbank Beach and Boat Club/HOA Board was held June 17, 2023 via Zoom. The meeting was called to order at 9:06 A.M. by Cyndy King, president of Holmes Harbor Water Company.

Attending:

Holmes Harbor Water Company Board: Sharon Dunn, Cynthia King, David Paull, Nancy Sharp, Lydia Sikes, Rick Waclawik

Greenbank Beach and Boat Club/HOA Board: Eddie Accame, Diana Butler, Michael Cuddy, Mike Hopkins, Bob Monroig, Shannon Pitton, Phillip Sikes. Kristin Lind's absence was excused.

Community member Cris Sanguino was in attendance.

REVIEW OF AGENDA

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

APPROVAL OF JOINT MEETING MINUTES:

- Nancy Sharp moved to approved the minutes of the regular meeting on April 15. The motion was seconded and approved unanimously.
- Lydia Sikes moved to approved the minutes of the regular meeting on May 20. The motion was seconded and approved unanimously.

CONSIDERATION OF OPEN ISSUES

Website update - Eddie

The announcement of the annual picnic has been added to the front page of the website. There is a question of whether the annual memberships on WIX and Zoom can be paid with a debit card. Eddie is investigating this. Cyndy requested the new burn ban be added to the website under Current News.

Landscape Report- Kristin

Delayed until the July meeting due to Kristin's absence

ARC Report - No Report

Greenbank Marsh Surface Water Report – Bob

Bob is preparing for a meeting of the Greenbank Marsh Working Group on Thursday, June 22, at 1:00 PM in Barn A at the Greenbank Farm. There will be a PowerPoint presentation on the history and current status of the surface water management. County officials are expected to attend.

Topics include:

- an update on plans to temporarily shore up the dike with super sacks in advance of the fall's king tides;
- exploration of the formation of a local improvement district/diking district to take on the burden of managing drainage for the entire 750 acre drainage area which is far larger than what our Holmes Harbor Estates contributes to the drainage.

The board discussed background and options, including:

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- Reduction in storage capacity when the marsh was changed from a salt water to a fresh water marsh and advisability of reverting to a salt water marsh;
- Necessity of having a plan before approaching the USDA for possible funding;
- Trying to utilize Island County's engineers and planning department in this, since they contribute a lot to the drainage problem and surface water management taxes are already being paid.
- Payment for the permit for the emergency repair, and labor to install the sacks will come from GBBC;
- Island County will pay for the super sacks and the filling material;
- Following that, the outfall pipe will be scoped to assess for its condition. Then we can apply for permits to repair it.

Bob will work with Eddie to create a section on the community website for updates on this project and access to related publicly available documents and studies.

Meeting Sign Update – David

David reported that Sound Business Center has been having trouble creating completely correct signage that replicates the models submitted. The goal is to have new signs in time for the July meetings.

Newsletter – Kristin

Postponed until July

CONSIDERATION OF NEW BUSINESS

Picnic—Eddie

The picnic will be August 12. The GBBC will provide hot dogs and bottled water. More information will be forthcoming.

Resignations—Phil and Lydia Sikes

The Sikes announced they are returning to Florida, planning to leave after Labor Day, and therefore will be resigning from both boards at the end of July. The boards expressed gratitude for their contributions to the community and wished them well.

COMMUNITY MEMBER COMMENTS

Diana asked others to join Bob and Cris on a small steering committee to move the beach projects along. The board thanked Cris for all she continues to contribute to the community.

The meeting was adjourned at 9:45 A.M.

The next regular meeting will be Saturday, July 15, at 9:00 AM via Zoom.

Minutes taken by
Diana Butler, GBBC/HOA