

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

Minutes of the Monthly Meeting

Monday, June 10, 2024

Diana Butler, president of GBBC/HOA called the monthly meeting of the GBBC/HOA to order at 6:05 P.M. The meeting was held via Zoom.

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

Community members attending were Manolito Adan, and Sharon Dunn.

REVIEW OF AGENDA

- Shannon moved to approve the agenda as presented. The motion was seconded and passed unanimously.

APPROVAL OF MINUTES

- Shannon moved to approve the minutes of the May 18, 2024 meeting. The motion seconded and passed unanimously.

CONSIDERATION OF OPEN ISSUES

Treasurer's report – Richard

- Richard screen-shared his June treasurer's report with board, and presented his reports.
- GBBC bills presented for payment were:

Branch Business	\$931.32
Diamond Rental-Porta Potty	225.00
Mike Hopkins for dog waste bags	21.75
Northwest Natural Water final invoice	151.00
A-1 Mobile Lock 2 gate keys	26.12
- GBBC Ending balance was \$29,215.26.
- HOA bill presented for payment was:

Mike Etzell	\$200.00
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- HOA ending balance was \$65,180.26.
- Shannon moved to pay the bills presented for the GBBC and the HOA. The motion was seconded and passed unanimously.
- Richard discussed the Branch Business invoice. There was a miscalculation in the charge for printing the newsletter; this will be credited to the GBBC in the next invoice.

Branch Business Update - Richard

- Richard said that transactions with Branch Business continue to clear up.

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- King Water/Northwest Natural is still receiving electronic payments intended for Branch Business. Diana said GBBC needs to send a reminder to members that they are the ones responsible for updating their banks' electronic payment information so that payments are sent to Branch Business and no longer to King Water.

Tech and Website report - Eddie

- No suspicious activity has occurred on the website for the past three months.
- Eddie spoke with HostPapa, and they will transfer our domain name over to WIX. He is waiting to hear from WIX about the transfer. The new GBBC debit card will be used for payments of tech obligations.

Signage Changes for Meetings – Diana

- The wording on the meeting signs needs to be changed. David Paull, who created the signs we now have, has volunteered to update them with the templates used previously. These will be amendments to existing signs, not entirely re-doing the signs created last year.

Community Newsletter - Diana

- The board thanked Shannon for the great-looking newsletter she created.
- Branch Business mailed paper copies of the newsletter and the GBBC assessment invoice today.

Beach Report - Diana

- Diana emailed Michael Beech at Island County Planning to ask where the GBBC's application for permits stands.
- The beach gate is rusty and needs to be repainted. Board members suggested various people who could be asked to submit bids.

Beach Key Report - Mike H.

- Mike had to get two new keys made.
- The board discussed missing keys, and steps being taken to retrieve them.
- Richard and Shannon are working to create a checklist of steps to be followed in transfers of property to assist GBBC, real estate agents, title companies, and Branch Business in making sure all fees, keys, outstanding debts, etc., are collected before properties change ownership.

Landscaping report – Diana

- The board thanked Jennie Flath and Cris Sanguino for spending hours weeding poison hemlock at the beach, and disposing many bags of the flowers at the county dump.
- Surety Pest Control is scheduled to come June 27 to spray the roots of the poison hemlock. The Etzells will continue to remove the noxious weeds as well.

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- Diana will contact the owner of the lot infested with noxious weeds to find out how that is going.

CONSIDERATION OF NEW ISSUES

Approval of Joint Meeting Minutes for May

- The board decided to postpone approval of Joint Meeting minutes for May 2024, and add that to the agenda for July.

Board Member Comments

There were no board member comments.

Community Member Comments

- Manolito Adan asked the reason for the \$125 special assessment. Diana explained about the expensive work to mitigate 2022's flood damage which resulted in the GBBC borrowing money from the HOA to pay some of the bills and which now necessitates a special assessment to help restore the HOA account.
- Sharon Dunn spoke about the ongoing management of poison hemlock at the beach. She and others have worked on this for years, pulling plants and taking them to the dump as well as contracting with Surety Pest to apply herbicides. The infestation is markedly diminished, but will require work and financial resources every year. Sharon also cautioned that the yellow iris growing in the marsh is an invasive weed and will require management.

The meeting was adjourned at 6:44 PM.

The next meeting will be Monday, July 8, 2024, at 6:00 PM via the Zoom link.

Minutes prepared by
Diana Butler, President