

Greenbank Beach and Boat Club (GBBC) and Holmes Harbor Water Company, Inc. (HHWC)
Minutes of the Monthly Joint GBBC/HOA & HHWC Board of Trustees Meeting
Saturday, July 16, 2022

Open Joint Meeting:

- HHWC President Nancy Sharp - called the meeting to order at 9:16 am on July 16, 2022.
- This meeting was conducted and recorded via Zoom.

Roll Call:

GBBC/HOA Board Members in attendance

- Cris Sanguino
- Judi Moore
- Kristin Lind
- Bob Monroig
- Diana Butler
- Eddie Accame
- Phil Sikes

HHWC Board Members in attendance

- Nancy Sharp
- Sharon Dunn
- Rick Waclawik
- Lydia Sikes
- David Paull

Excused absences:

- Cyndy King

Holmes Harbor Residents in attendance:

- Will and Ali Thompson

Review Agenda:

- The proposed agenda for the July 16, 2022, joint board meeting was reviewed and accepted as presented.

Approval of June 18 Joint Meeting Minutes:

- The June 18 GBBC/HHWC Joint Board Meeting Minutes were approved unanimously.

CONSIDERATION OF OPEN ISSUES:

- Website update - Eddie Accame
 - The updated website is working fine.
 - A banner has been added to the old website with a link to the updated website. The old website will be terminated in October. Eddie recommends that everyone bookmarks the new website. ("<https://www.holmesharborestates.org/>")
 - Cyndy will be asked to email the community with the new website address.
 - Will Thompson volunteered to help with future website updates.

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- Landscape Report – Kristin Lind
 - Kristin checked the neighborhood and did not see any landscape issues.
 - Nothing new to report this month.
 - Cris will send Kristin the Etzells (who have been contracted to handle landscaping duties for the neighborhood’s common areas) contact information.

- ARC Report - Cris Sanguino
 - Cris will meet with Mark Renshaw, the owner of Block 1, Lot 20, Nettle Rd, to review the methodology he will be using to mark out his lot boundaries and setbacks – this meeting is schedule to happen on July 22, 2022.

- Greenbank Marsh Surface Water Management Project - Bob Monroig
 - Bob Monroig reported that we need to move forward with a preliminary design for addressing the Greenbank marsh surface water issues. Bob recommends that we reach out to Tom Skillings (engineer) to get a cost from him to put together the preliminary design with cost estimates.
 - Tom Slokum’s previous design about where to locate new berms would be a good starting point for the preliminary design to manage surface water issues.
 - Bob has discussed actions being taken to move this planning forward with one of North Bluff neighbors located near the marsh area. The North Bluff neighbor expressed support for continuing to pursue solutions to the surface water issues.
 - Bob noted that there has been considerable turnover in staff with the conservation district and that we need to engage with this organization again and provide them with an update to see if they can assist in pursuing funding for this project.
 - The GBBC board will discuss this topic in additional detail during their board meeting.
 - Bob is still looking for help creating a group email list for the Greenbank Marsh working group. Kristin has volunteered to help creating the group email list.

- Resolution on Short-term Rentals – Judi Moore
 - The GBBC board is still researching alternatives for handling short-term rentals. See Appendix A for additional information.

- Update on past due fees/lien on tax sale property – Nancy Sharp / Cris Sanguino
 - The sale has been completed and we have received and deposited the check for funds owed. Once the check clears, we will work with King Water Company (KWC) to release the lien. KWC will charge us a \$ 200.00 fee to their work to release the lien.

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CONSIDERATION OF NEW BUSINESS:

- Member Comment:
 - Cris has received several complaints about firework usage in the neighborhood and parking on streets. Cris contacted a homeowner about the fireworks used in the neighborhood requesting that they go to the beach area to use their fireworks. Cris also noted that parking issues need to be addressed by the county sheriff's department so if you have concerns about parking, you should contact the sheriff's department directly. No further actions are required at this time.
 - It was suggested that we could use the community website to post notices from Island County law enforcement agencies about fireworks, burn bans, or other topics of interest as one way to provide this information to our neighbors.

Community Picnic Update: Cris Sanguino

- Cris Sanguino noted that Judi Moore has volunteered to handle food purchase and Eddie Accame will coordinate the setup of tables and chairs for the picnic.
- Judi and Eddie will reach out to additional volunteers to assist with picnic related tasks.

Will and Ali Thompson comments on short-term rentals

- Will and Ali discussed their desire to use their home in the neighborhood for doing short-term rentals when they are not using their property for themselves. They discussed their desire to do this in a responsible manner to ensure minimal impact to the community.
- Cris explained steps being taken by the GBBC board to address/define how short-term rentals are to be handled. Three options are being considered and additional information about these options has been included within Appendix A of this document.
- Cris noted that Will and Ali would be welcome to assist the GBBC board as the move forward with steps to address short-term rental concerns.
- We appreciate the Thompsons' willingness to come up with a lower impact rental plan, and as a board, we may need to consider this type of plan to help us in our future actions.

Adjourn Meeting:

- The meeting was adjourned by Nancy Sharp at 9:57 a.m.

The next Joint Board Meeting: 9 a.m. August 20, 2022.

These meeting minutes have been written by Rick Waclawik, member of the HHWC Board.

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Appendix A – Options for limiting or restricting short term rentals (STRs)

The GBBC board is exploring our options of limiting or restricting short term rentals. We have received a legal opinion from our attorney about STR's.

We are looking at three options.

1. Amend the CCRs to include rental definition. Requires a super majority of membership to agree.
2. Adopt a resolution that requires proof of compliance with the RCW.
3. Change the bylaws to require owners to provide guests with rules and regulations. Also holds owner responsible for tenant behavior.

We do know that the two items in the CCRs do not apply to STRs

1. STRs do not constitute a business use.
2. STRs are considered a residential use.