

**Minutes of the Joint Monthly Meeting of Greenbank Beach and Boat Club and
Holmes Harbor Water Company Boards
Saturday, November 19, 2022**

The regular joint monthly meeting of the Holmes Harbor Water Company Board and the Greenbank Beach and Boat Club/HOA Board was held November 19, 2022 via Zoom. The meeting was called to order at 9:04 AM by Cris Sanguino, president of GBBC/HOA.

Attending were

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

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

Andy Frank, Holmes Harbor member resident, was in attendance.

Review of Agenda

- The proposed agenda for the November 19, 2022 joint board meeting was reviewed and accepted as presented.

Approval of October 15 Joint Meeting Minutes:

- Cyndy King moved to approve the minutes of the regular October meeting. The motion was seconded and approved unanimously.

CONSIDERATION OF OPEN ISSUES

Website Update—Eddie Accame

- Eddie said the new website is working fine.
- He updated the website with a notice about the malfunction of the beach gate.
- He presented a graphic showing traffic on the website, which is minimal. It increases prior to monthly board meetings when people go on to get the Zoom link for the meeting.
- Cindy has been adding minutes from joint meetings and board meetings as she receives them.

Beach Gate—Cris Sanguino

- The pins on the beach gate sheared off due to rust and the weight of the metal sign attached to the gate.
- The man who normally repairs the gate is going on a three-week vacation, so Cris will ask a member of the community who has the requisite skills to repair the gate.
- The repair will include enhanced materials for greater stability.

Landscape Report—Kristin Lind

- Cris gave the Landscape Report in Kristin's absence.
- She requested that people throw storm debris in the road off to the shoulder of the road.
- Cris and Kristin are crafting a simple notification which will be sent to residents who don't remove noxious weeds. If they do not comply the GBBC/HOA will file a complaint with Island County.

Architectural Review Committee—Cyndy King

- Andy Frank presented his plans for construction of a two-car garage on his property.
- There is a seasonal stream on the back of the property that requires consideration. Andy has sent emails to the Department of Natural Resources (DNR) and to Island County (IC) asking for

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additional input, information, and assistance and is waiting for their responses. He has the check list and the process flow for the permitting to find out about the setbacks from the stream.

- Andy discussed possible modifications to his original design for a smaller garage to fit the property and his needs better. He showed plans for both designs. The exterior finishes will match the house.
- Cyndy noted that there is no definition of a "two-car garage in size" in the CC&Rs, and that there is a precedent in the neighborhood for oversized garages. In addition, Andy's property is not subject to the height restriction due to its location. He will submit final plans to the ARC after he hears from DNR and IC.

Resolution on Short Term Rentals—Cris Sanguino

- Cris will re-send to the boards the proposed letter to the community about short term rentals. Members are requested to send any further edits to her.

Emergency Preparedness—Phil and Lydia Sikes

- Phil and Lydia detailed the kinds of skills and resources that would be needed in an emergency and the ways in which community participation could enhance safety and bring needed resources to the community in event of an emergency.
- This will be presented to the Annual Meeting in February and something will be included on the website as well.
- Phil will meet with the North Bluff Association to find out how they have achieved 100% participation for emergency preparedness within their community.

CONSIDERATION OF NEW BUSINESS

Lot Changes—Cyndy King

- A lot on Delphinium near Holmes Harbor Estates and has been sold. The new owner probably wants to build.
- Jane Kelsberg has moved in to the new house on Keesling.
- Michael and Jennifer Moore combined their two lots on Nettle Road.

Beached Boat Information—Cris Sanguino

- Cris has received calls about beached boats including calls requesting use of our boat ramp by nonmembers to pull boats out of the water. Those boats should use the boat ramp in Freeland.
- There are no beached boats on our property.
- The Coast Guard has assessed the beached boats and found them not to be an environmental danger but at least one boat does not have night lights and is therefore a danger. The Coast Guard should be notified again.
- Cris will continue to monitor the situation since these boats could impact our community if they ran aground, and since she continues to receive calls about them.

Annual Meeting—Cyndy King

- Cyndy invited anyone who wants, to take over organizing the Annual Meeting.
- She will send out the task list for the Annual Meeting soon. Items for the agenda should be sent to her. Next month we will be ready to begin work on this.
- It has not yet been decided whether the meeting will be conducted via Zoom, as a hybrid meeting, or as an in-person meeting as required by the RCWs which were suspended during Covid.

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Cris adjourned the meeting at 9:59 AM.

The next meeting of the joint boards will be Saturday, December 17, at 9:00 AM.

Minutes submitted by
Diana Butler, Secretary GBBC/HOA