

**Minutes of the Joint Monthly Meeting of the Greenbank Beach and Boat Club and
Holmes Harbor Water Company Boards
Saturday, August 19, 2023**

The regular joint monthly meeting of the Holmes Harbor Water Company Board and the Greenbank Beach and Boat Club/HOA Boards was held Saturday, August 19, 2023, via Zoom.

The meeting was called to order at 9:03 AM by Cyndy King, president of the HWWC board.

Attending were:

Holmes Harbor Water Company Board: Cyndy King, Nancy Sharp, Sharon Dunn, and Rick Waclawik.

Excused absence: David Paull

Greenbank Beach and Boat Club/HOA Board: Shannon Pitton, Michael Cuddy, Kristin Lind, Eddie Accame, Mike Hopkins, and Bob Monroig. Excused absence: Diana Butler

Residents/Other: Hank Fresonke, Steve Wilson

Review of Agenda

- The agenda for the August 19, 2023, joint board meeting was reviewed and accepted unanimously.

Approval of July 15 Joint Meeting Minutes:

- The meeting minutes for the July 2023 Joint Board Meeting were reviewed and approved unanimously.

CONSIDERATION OF OPEN ISSUES

Website Update — Eddie Accame

- Eddie is working on building out a new Surface Water Management page – needs more content for this page and the appropriate links for the states PRISM web page (grant funded materials and other information)
- Cyndy added additional meeting minutes to the website.
- No additional updates this month.

Landscape Report—Kristin Lind

- Kristin determined that CC&Rs require that we give homeowners one months' notice about noxious weeds that need to be removed from their lot(s) before additional actions can be taken by the board to remove the weeds. Kristin has made notifications to lot owners that need to address noxious weed issues on their lots.
- Sharon Dunn offered to do was help Kristin write a letter to the community regarding noxious weed responsibility.
- Island county – Kristin wants to have a discussion with Seth of Island County about the noxious weed issues at Greenbank Farms which impact our neighborhood. Seth has not returned her messages.
- Kristin spoke with neighbors at the community picnic, and they would like Greenbank Farms (Port of Coupeville) to address their noxious weed issues.
- Bob suggested that the boards send a letter to the Greenbank Farms/Port of Coupeville asking them to address their noxious weed issues. Sharon offered to help Kristin draft a letter that the board could use for this purpose.

Architectural Review Committee (ARC)—Cyndy King

- Review of Plans for: Block 8, lot 32 (Hank Fresonke)

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- Cyndy has sent a message to the GBBC saying that the ARC recommends approval of the plans. The GBBC board will take up the vote to approve the plans at their meeting. The GBBC will notify Cyndy of the vote and she will notify Hank of the results.

Greenbank Marsh Surface Water Management Report — Bob Monroig

- The county is now asking Bob for additional documentation related to our permit for fixing the dike rather than allowing us to use an emergency permit.
- The board has also had to meet with our lawyer so that we can address a letter received from the lawyer representing some of the North Bluff neighbors.
- Jim Sylvester is a North Bluff neighbor who offered to measure elevations to support a proposal to raise the height of our drive to the boat ramp- it would cost about \$33,000 to raise the height of our drive to the beach/boat ramp.
- It might be easier to get a permit to raise the height of the driveway – and potentially split the cost with the North Bluff neighborhood.
- Bob is also working with Randy Schroder about helping to update the preliminary design drawings created by the North Bluff neighborhood that could be included in the required paperwork requested by the county to get permits approved.
- We are still looking at: Repairing the dike, scoping the drainpipe, raising the driveway.

Meeting Sign Update — David Paull

- No Updates.

Newsletter — Kristin Lind

- No Updates. We still want to pursue a newsletter but no actions taken this month.

Emergency Management

- No updates this month. We'll take this during our September board meeting.

CONSIDERATION OF NEW BUSINESS

Discuss refunding prorated fees upon sale of block 9, lot 11 (based on the home sale date)

- The home owners selling the home at block 9, lot 11 have requested proration of fees from Northwest Natural Water based on the sales date of their home. The two boards can handle the proration of fees for this home sale.
- The boards need to propose a new policy for handling this situation at next month's meeting.

Invitation to HHWC to join GBBC/HOA at upcoming Professional Development Sessions – Shannon

- Diana is setting up meetings to better understand our responsibilities and how we work with state and other governmental agencies. These will be Zoom meetings. Shannon will forward meeting information and links to all board members.

Board Member Comments

- None.

Member Comments

- None.

Adjourn Meeting

- Cyndy adjourned the meeting at 9:42 AM.

The next meeting of the joint boards will be Saturday, September 16, 2023, at 9:00 AM.

Minutes submitted by Rick Waclawik, Member of HHWC Board.