

**Minutes of the Joint Monthly Meeting of the Greenbank Beach and Boat Club and  
Holmes Harbor Water Company Boards  
Saturday, May 20, 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, May 20, 2023, via Zoom.

The meeting was called to order at 9:05 AM by Diana Butler, president of the GBBC/HOA board.

Attending was:

**Holmes Harbor Water Company Board:** Cyndy King, David Paull, Nancy Sharp, Lydia Sikes, and Rick Waclawik. Excused absence: Sharon Dunn

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

**Residents/Other:** No additional residents or other persons attended the May 2023 board meeting.

**Review of Agenda**

- The agenda for the May 20, 2023, joint board meeting was reviewed and accepted unanimously.

**Approval of April 15 Joint Meeting Minutes:**

- The April Joint Board Meeting Minutes are being updated and they will be approved at the June Joint Board Meeting.

**CONSIDERATION OF OPEN ISSUES**

Website Update — Eddie Accame

- Confirmed that Wix (our website hosting company) will allow us to pay via debit card. Bob Monroig is going to check on getting a debit card for use in paying this annual bill. Next bill due early in 2024.
- We don't believe Peoples Bank supports an option for setting up direct funds transfer from the GBBC account.
- The goal is to get Chris Sanguino (previous GBBC board president) off making these payments (website hosting, Zoom account) and for it to be handled directly from a board account.
- There was a discussion about moving away from Peoples Bank and looking at Heritage Bank. Bob Monroig will investigate making that change.
- Discussed how to forward email messages from the Holmes Harbor website forwarded to Diana. Cyndy has offered to help Diana get this forwarding set up. ([holmesharborestates@gmail.com](mailto:holmesharborestates@gmail.com)). We may also investigate expanding the number of email addresses (one for each board) and allow users to select which board should receive their messages.

Landscape Report—Kristin Lind

- Kristen has been checking for noxious weeds. No significant issues as of now.
- Our landscape maintenance contract does not include boat ramp maintenance.
- We should inform the Etzell's of any noxious weeds that you see growing on common grounds that they maintain since removal of these weeds from common areas is a part of their contract.
- Kristin also mentioned the possibility of doing a neighborhood newsletter – There is more discussion about the newsletter in the "Member Comments" section below.

Architectural Review Committee (ARC)—Cyndy King

- Nothing to report this month.

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Greenbank Marsh Surface Water Management Report — Bob Monroig

- Bob continues to receive emails asking about what actions are being taken to address the berm issues.
- Bob has verified that permits and engineering reports will be required by Island County before we can fix the damage berm. Bob will check to see if the previous engineering documents we already have on hand will satisfy the county. Bob has also received an offer from an area resident to assist with engineering drawings.
- Bob also believes we may want to use Davido Consulting if our existing engineering documents don't satisfy Island County requirements (since they are local, and the board already has a \$6,500 bid from Davido Consulting for doing this engineering work).
- Bob also wants to send out an update to the area working group about actions that have happened during the Covid period.
- Another next step is to check out the condition of the existing drainpipe by using a contractor with a drainpipe creeping camera.
- Cyndy suggested we might want to send out a communication to the neighborhood about these current events so that they are not surprised by future updates which may include the need to spend funds on things like an engineering study and berm repairs, and other required repair work.

Meeting Sign Update — David Paull

- David reported that the vendors we've used for making our new meeting and announcement signs had issues creating the new signs. About eight of the 10 signs have issues and need to be recreated.
- Foamboard printing is very expensive so we'll be printing the new signs on paper which will then be laminated and can be attached to the existing foam boards.

**CONSIDERATION OF NEW BUSINESS**

Member Comment

- The neighborhood newsletter needs to go out soon so that we can cover items like updates about noxious weeds. Kristin would like content by May 25<sup>th</sup>. She will draft a newsletter after she receives board member input and will send it out for review.
- Michael Cuddy suggested that we send out an email in addition to the newsletter. The email can be done more quickly and could cover topics like requirements to pull noxious weeds. Diana will send out this email and Cyndy will provide the list of email addresses.
- No additional member comments.

Adjourn Meeting

- Diana adjourned the meeting at 9:44 AM.

The next meeting of the joint boards will be Saturday, June 17, 2023, at 9:00 AM.

Minutes submitted by Rick Waclawik, Member of HHWC Board.