

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

Minutes of Called Meeting

Wednesday, December 20, 2023

Diana Butler, president of GBBC/HOA called a called meeting of the GBBC/HOA to order at 6:36 P.M. The meeting was held via Zoom.

The purpose of the meeting was to consider the proposal to raise the beach access road rather than repairing the dike, and the proposal of some North Bluff residents to share half the cost.

Attending were: Eddie Accame, Diana Butler, Mike Cuddy and Bob Monroig. Kristen Lind's absence was excused. Mike Hopkins' and Shannon Pitton's absences were not excused.

REVIEW OF AGENDA

The agenda was approved as presented:

- Check in with each board member on thoughts about the proposal to raise the beach access road.
- Review of motions as a whole.
- Consideration of motions one by one.

CONSIDERATION OF ISSUE

Board members each voiced their thoughts on the proposal by neighbors to the south of GBBC property to raise the beach access road rather than repair the dike; for Bob Montgomery, a licensed engineer who lives there, to provide the plans gratis; and for some of the residents there to share half the cost. This could potentially be done faster and at a lower cost than the previously proposed repair of the berm washed out in the king tides of December 2022. Members were in agreement about the proposal and the steps to investigate the usefulness, legality, and permitting issues, as well as cost sharing with neighbors.

Diana moved to accept Bob Montgomery's offer to prepare an engineered, signed, stamped plan to raise the beach access road to provide a flooding barrier rather than repairing the dike as we have been working toward for the last year. Bob seconded the motion. The vote in favor was unanimous.

Diana moved that Bob Monroig provide Bob Montgomery with GBBC's documents needed for him to prepare an engineered, signed, stamped plan to raise the beach access road to provide a flooding barrier. Mike Cuddy seconded the motion. The vote in favor was unanimous.

Diana moved that GBBC submit Bob Montgomery's plans to Skillings, Inc., lead engineering firm on the project, for their review and advice. Eddie seconded the motion. The vote in favor was unanimous.

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Diana moved that GBBC submit Bob Montgomery's plans to our attorney, Matt Walker, at Kelly, Arndt and Walker, for his review and advice. Eddie seconded the motion. The vote in favor was unanimous.

Diana moved that GBBC accept the offer of some of the residents to the south of our beach property to share half the cost of raising the road, and that we ask Matt Walker to draft a written agreement for cost sharing, which will be signed by all parties. Mike seconded the motion. The vote in favor was unanimous.

Diana moved that after the plans are approved by Skillings, Inc., and by Matt Walker, that the board meet to vote on final approval of the project and the cost sharing agreement. Eddie seconded the motion. The vote in favor was unanimous.

Diana moved that after the final plans and cost sharing agreement are approved by the board, that we accept Bob Montgomery's offer to meet with representatives of the GBBC and the county to gain approval and a permit. Mike seconded the motion. The vote in favor was unanimous.

Bob will submit the plans to Skillings in the morning, along with a request for a quick response with an eye to both speed and to cutting costs.

Diana will call Island County to inquire about how much longer it will take for GBBC's permit application to be finalized.

The meeting was adjourned at 6:54 P.M.

Minutes prepared by
Diana Butler, President
GBBC/HOA