

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

Minutes of the Monthly Meeting

Saturday, July 15, 2023

Diana Butler, president of Greenbank Beach and Boat Club/Home Owners Association, called the monthly meeting of the GBBC/HOA to order at 10:09 A.M. The meeting was held via Zoom.

Attending were: Eddie Accame, Diana Butler, Mike Cuddy, Kristin Lind, Bob Monroig, Shannon Pitton, and Phill Sikes. Mike Hopkins' absence was excused. Steve Wilson and Sharon Dunn, HHE members, also attended.

### **REVIEW OF AGENDA**

The agenda was approved as presented.

### **APPROVAL OF MINUTES**

Eddie moved to approve the minutes of the June 17 meeting of the GBBC/HOA. The motion was seconded and passed unanimously.

### **CONSIDERATION OF OPEN ISSUES**

#### Phil Sikes' Board Resignation—Diana

- Diana read Phil Sike's resignation letter to the board.
- The board reluctantly accepted Phil's resignation and sent him off to Florida with our thanks for his service, especially for starting the Map Your Neighborhood initiative which will continue to enhance neighborhood connection and safety into the future. We wished him and Lydia the best as they rejoin friends and bandmates in Florida.

#### Treasurer's Report—Bob

Bob presented the reports for the GBBC and the HOA.

- Shannon moved that the board accept the treasurer's reports and pay the bills. The motion was seconded and approved unanimously.
- The rate at which the dues are deposited into the Legal Fund and the Reserve fund is still not known and remains to be determined.

#### Forgiving Late Fees for New Member--Diana

- In light of a new member who didn't know she owed fees, the board discussed creating a package for new owners online with all the fee information would be in one place. When we are notified of a sale in the neighborhood, the new owner would also be given a copy of the information.
- Bob moved to forgive the late fees on Lot 8 Block 14 that the owner was unaware of. This is a one-time action and not to be considered a precedent. The motion was seconded and passed unanimously.
- Diana will contact King Water to let them know of the GBBC board's decision.

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- A “Welcome Aboard Packet” would include all the basic information about living in Holmes Harbor. Diana and Bob will work on what would go in a packet that would cover both home buyers and property buyers.
- Members are encouraged to let the board know when they sell.

Website Update—Eddie

- Eddie posted the Burn Ban on the front page of the website.
- He will work with Bob on adding content for the Surface Water Management button.

Beach Report—Bob

- There were no updates about the beach.
- Shannon moved to pay Daniel (last name TBD) in an amount less than \$200 for repair of the beach gate lock. The motion was seconded and approved unanimously.

Landscaping Report—Kristin

- Kristin hasn’t been able to find any printed communications about weed control.
- She would like a document that merges lot owner information with their contact information.

Greenbank Marsh Surface Water Management Report—Bob

- Bob had nothing to add to the report he gave at the joint meeting.

Beach Key Report—Mike H.

- No report

Annual Picnic Update—Eddie

- Eddie is working with Mike C. and with Cris Sanguino on annual picnic preparations. Things are going well.

Map Your Neighborhood Update—Phil

- Phil has passed the Map Your Neighborhood information to Cyndy King.

GBBC/HOA Email Update—Diana

- Having an email account for the GBBC/HOA is working well.
- After sending out the email about trouble at the beach over the Fourth of July, we received half a dozen nice emails from members thanking the board for their work and expressing appreciation for what the beach adds to our lives here.

**NEW BUSINESS**

Community Member Comment

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- Steve Wilson said the concern on the beach is that the dike, the tide gate, and the outfall pipe be repaired as soon as possible so that there is no repeat of the experience of flooding that happened last winter which destroyed property and prevented beach residents from getting out of their houses for three days. Beach residents are willing to work with GBBC on this and prepared to make this happen, including financial contributions. They felt their hand had been forced and they had to get an attorney to find out what their rights were, what the GBBC's rights and legal obligations, were so that they could understand what the legal issues were. Steve said the goal is not to spend money on attorneys but to work together to solve these issues as quickly as possible. There has been lots of talk but very little done and the next king tides are coming in a few months. The intention was to prod GBBC into getting something done. They also hope to get lots of cooperation from the County and the Port of Coupeville because a great deal of water is coming off their properties onto the GBBC property and adding to the problem. Their attorney will be talking to those two entities as well to see if they can get some additional cooperation from them. But the first efforts need to be on the short-term repairs and on forming a diking district; other long-term solutions can come after that. He expressed appreciation for the work that is being done and for being kept in the communications loop.
- Sharon Dunn said that the Port of Coupeville is not yet taking its role in solving this problem seriously, and that all the people in the water shed need to be part of the solution—some of whom are not even aware they are in the watershed.

Executive Session

At 11:05 AM, The board went into executive session at to discuss the letter received from the North Bluff residents' attorney. The executive session adjourned at 11:43 AM.

The meeting was adjourned at 11:45 A.M.

The next regularly scheduled board meeting will be Saturday, August 19, 2023 following the Joint Board meeting.

Minutes submitted by  
Diana Butler  
President GBBC/HOA