

Greenbank Beach and Boat Club/Homeowners Association (GBBC/HOA)  
Minutes of the Monthly Meeting  
Monday, July 8, 2024

Diana Butler, president of GBBC/HOA, called the monthly meeting of the GBBC/HOA to order at 6:09 P.M. The meeting was held via Zoom.

Attending were: Eddie Accame, Diana Butler, Michael Cuddy, Mike Hopkins, Richard Loughead, and Shannon Pitton

### **REVIEW OF AGENDA**

The agenda was approved as presented.

### **APPROVAL OF MINUTES**

- Shannon moved to approve the minutes of the June 2024 GBBC board meeting. The motion was seconded and passed unanimously.
- Michael Cuddy moved to approve the minutes of the May 2024 Joint Board meeting. The motion was seconded and passed unanimously.
- The minutes of the GBBC board meetings of August 19, 2023 and December 16, 2023 were amended to remove community members' names and replace them with their lot numbers. Eddie moved to approve the amended minutes. The motion was seconded and approved unanimously. Richard abstained since he wasn't on the board during either of those meetings.

### **CONSIDERATION OF OPEN ISSUES**

#### Treasurer's report – Richard

- Richard presented the treasurer's reports for the GBBC and for the HOA. Shannon moved to approve the bills presented for payment. The motion was seconded and passed unanimously.
- Richard said a final billing was just sent out on past due accounts. There is almost \$25,000 owing. He will give a further update on the past due accounts in August.
- The board discussed problems with invoices sent by Branch Business including some that couldn't be opened by members who use MacMail or who have Macs; and the expense of every mailing done by Branch Business. At the rate that Branch Business charges for this, the board may take over this task.
- Overall, Richard feels that things with Branch Business are moving in the right direction.
- In August Richard will propose a new billing system for 2025.
- Michael moved to approve the treasurer's report. The motion was seconded and passed unanimously.

#### Discussion of Joint Resolution on Payment Policy – Richard

- Richard will discuss this in August. Diana asked members to review the joint resolution, which is in the Trustee Handbook, in advance of the August discussion. Richard will send the resolution out to the board.

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- Diana wants to do board development beginning in the fall to delve into the Trustee Handbook.
- Shannon is transferring the entire Trustee Handbook to a digitized version. Diana noted that the RCWs for HOAs have been updated by the State Legislature. She will send them to Shannon for inclusion in the Handbook.

Tech and Website report – Eddie

- No suspicious attempts to access the website were made in the past month.
- The domain name was transferred to WIX from HostPapa. Eddie was able to pay for the domain name for three years to obtain the highest discount for GBBC.
- Cris Sanguino and Eddie have changed the Zoom account to GBBC's email and payment information, and removed previous board members' personal information.

Signage Changes for Meetings – Diana

- The board discussed legal requirements for notification, the value of reminders both on the website and on signs, and decided to continue the processes currently used.
- Michael will put the signs out.

Beach Report - Diana

- Diana reported on meetings with three neighbors who had ideas for the driveway and for parking at the beach.
- The board accepted the neighbors' offer to clean the signs at the beach, and strip, paint and repair the gate at the beach. Jim Caveness will take the lead on this.
- The board said that moving rocks around the road can't be done because they are part of the work that was permitted previously.
- Jim Caveness will buy and install road markers along the raised road.
- The board discussed problems with truck and trailer parking during crabbing season. Some neighbors have requested signage delineating an area. How to do this was tabled.
- Pine bark beetles have been found in some trees in the neighborhood. Two trees have been removed from private property. Another neighbor has been notified that they may have an infestation. Island County will be coming to remove infected trees along North Bluff Road.
- Diana emailed Michael Beech at Island County with the documents he requested showing materials used and site changes.

Landscaping report – Diana

- The Etzells are keeping up with weed removal during this summer.
- We now have the name of a local person who can mow weeds, reshape the land, seed, etc. He also knows about county regulations around this. We will keep this on file for neighbors who need help.

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Beach Key Report - Mike H.

- Mike has given out two keys recently. Everything is in good order.
- Richard is compiling a list of things that need to be done during a real estate closing which will be very helpful in knowing when a property is clear to have their beach key issued, as well as assisting Branch Business during a closing, and if necessary, the GBBC although we seldom are involved in real estate transactions.

Annual Picnic - Eddie

- Eddie is working on the picnic. Purchase of paper goods will be minimal this year since a lot was left from last year.
- Eddie will be looking for volunteers to help.

**CONSIDERATION OF NEW ISSUES**

Knife Sharpening Event July 26 – Diana

- The board decided to cancel this event due to the pressure on the parking area space during crabbing season.

Get Well Card

- The board decided to send flowers to Judi Moore who is recovering from a serious health event.

**Board Member Comments**

There were no board member comments.

**Community Member Comments**

No community members were present.

The meeting was adjourned at 7:15 PM.

The next regularly scheduled board meeting will be Monday, August 12, 2024 at 6 PM via the regular Zoom link on the HHE website.

Minutes prepared by  
Diana Butler, President