

**Greenbank Beach and Boat Club (GBBC) and Holmes Harbor Water Company, Inc. (HHWC)**  
**Minutes of the Monthly Joint GBBC/HOA & HHWC Board of Trustees Meeting**  
**Saturday, June 18, 2022**

**Open Joint Meeting:**

- GBBC President Cris Sanguino - called the meeting to order at 9:06 am on June 18, 2022.
- This meeting was conducted and recorded via Zoom.

**Roll Call:**

GBBC/HOA Board Members in attendance

- Cris Sanguino
- Judi Moore
- Kristin Lind
- Bob Monroig
- Diana Butler
- Eddie Accame

Excused absences:

- Phil Sikes

HHWC Board Members in attendance

- Nancy Sharp
- Cyndy King
- Sharon Dunn
- Rick Waclawik

Excused absences:

- Lydia Sikes
- David Paull

Holmes Harbor Residents in attendance:

- Mark Renshaw (to answer board member questions about proposed building plans for their Nettle property)
- Jennie Flath

**Review Agenda:**

- The proposed agenda for the June 18, 2022, joint board meeting was reviewed and accepted as presented.

**Approval of May 21 Joint Meeting Minutes:**

- The May 21 GBBC/HHWC Joint Board Meeting Minutes will be reviewed and approved by email by the board members (by Wednesday, June 22, 2022).

**CONSIDERATION OF OPEN ISSUES:**

- Website update - Eddie Accame
  - The link to the new website is <https://www.holmesharborestates.org/>

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- Eddie Accame would like board members to access the updated website, review it and provide feedback.
- Cyndy is working on adding on previous resolutions to the website (from 2003 to 2020). First step is to scan the documents and once that is done, they will be added to the website.
- Cyndy has proposed that the resolution documents be organized into folders on the website – she will send board members an email notification once that is done so that you can review that organization scheme and provide feedback.
- The board would like to have the resolution documents scanned on high resolution so that they can be printed more effectively from the website.
- Still need GBBC meeting minutes for May 2022 so that they can be added to the website. (They will be delivered shortly)
  
- Landscape Report – Kristin Lind / Cris Sanguino
  - The Etzells have been doing good work including tansy removal.
  - Hemlock removal continues (by the Beach gate)
  
- ARC Report - Cyndy King
  - Mark Renshaw attended to answer questions about their proposed home building plans. Cyndy previous forwarded all board members the proposed building plans.
  - Some excavation will be required for the daylight basement.
  - No additional questions.
  - At least one member of the ARC will plan on attending when Mark stakes the four corners of his lot. Mark will let Cyndy know when this work will be done.
  - Hank Fresonke (Hytte Homes) has purchased the double lot on the corner of Keesling and Van Dee. He plans to install one manufactured home on this double lot.
  
- Tide-gate Update/Greenbank Marsh Working Group - Bob Monroig
  - Bob and Cris met with Chris Dingle (community liaison for Rick Larson to the local tribes) to provide feedback on possible access to infrastructure dollars for funding this project. Chris suggested we contact the local tribes and keep them up to date – Tribal infrastructure grant money may also be available to support these types of projects).
  - Nancy and Cyndy noted that we didn't contact the tribes directly when doing the water repiping project – but information was forwarded to the tribes to allow them to review and ask questions.
  - Bob noted that we need to come up with one name for this project – the suggested name is “The Greenbank Farm Marsh Surface Water Management Project”.
  - Cyndy and Sharon have suggested we drop the work “Farm” from the title.
  - Bob gave a brief update on the various contacts that he has met or spoken with related to this project – work continues to happen even though Covid has prevented the Greenbank Marsh working group from formally meeting.

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- Cris and Bob are going to work on an update letter which will be sent to the Greenbank Marsh working group. Bob needs to create an email distribution list for this group. Bob asked that anyone has an email distribution group for the members of this group to please forward it to him.
  
- Resolution on Short-term Rentals – Judi Moore
  - Two different resolutions have been distributed for review.
  - Judi asked if we should table this work until we can poll our community members.
  - There was additional discussion about various views about what we can do to related to restricting short-term rentals. This could be done via resolution, updated covenants, or by-laws but if they are challenged in court the attorneys that the board has contacted to discuss this topic have said they believe it is highly likely that we will lose. A more appropriate approach might be to create a by-law(s) to add language to restrict how short-term rentals must be handled. The process of creating a new bylaw must include the community in the review and approval process.
  - Cris noted that a Washington State Supreme Court has ruled that Air B&B or other short-term rentals of private residences are not considered a business.
  - The GBBC will continue to pursue this topic and determine a best approach for moving forward.
  
- Update on past due fees/lien on tax sale property – Nancy Sharp / Cris Sanguino
  - Cris followed up – Brenda has contacted the homeowner and we are still waiting for checks to clear. The lien will remain in place until the checks clear.

**CONSIDERATION OF NEW BUSINESS:**

- Member Comment:
  - Beach maintenance schedule (Judi) – Judi thanks to those that have responded and requested that other considered helping with these tasks. Judi also noted that we will be using Cris’ trailer for trash.
  - Alicia Hopkins will take care of doggy bags.
  - Eddie suggested that we can use the website to help advertise this schedule and openings that still need to be filled.
  - Kristin discussed a proposed newsletter for the neighborhood. The plan is to send out one to two newsletters to the community to announce the new/updated website and advertise the fact that the website will be the primary vehicle for neighborhood information. The newsletter will contain additional neighborhood information. Kristin will send out a draft of the newsletter shortly and has asked for feedback.
  - Cris suggested that we should consider installing a lockbox for the beach gate that could be used by the porta potty company. Nancy volunteered to research lockboxes – one approach would be to weld the lockbox to beach gate.

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- Nancy reported that the HHWC board members will be reading their water meters and will compare that information to their water bills to determine if KWC is regularly checking meters.
- Cyndy reported that we have new homeowners 818 Hawk Lane - Will and Allison Thompson. Please welcome them to the neighborhood if you have the chance.
- Jennie Flath – no questions for our board members. She did say newsletters would be a great way to get information to residents.
- Judi asked if we really want to have a summer picnic down at the beach – general feedback is yes, and the picnic would be held on the 3<sup>rd</sup> weekend in August. The typical budget for the picnic is \$200.00.

**Adjourn Meeting:**

- The meeting was adjourned by Cris Sanquino at 10:07 a.m.

**The next Joint Board Meeting:** 9 a.m. July 16, 2022.

These meeting minutes have been written by Rick Waclawik, member of the HHWC Board.