

**Minutes of the Monthly Joint Meeting of the  
Greenbank Beach and Boat Club (GBBC/HOA)  
and Holmes Harbor Water Company, Inc. (HHWC) Boards  
Saturday, January 20, 2024**

The regular monthly joint meeting of the Holmes Harbor Water Company Board and the Greenbank Beach and Boat Club/HOA Board was held Saturday, January 20, 2024, via Zoom. The meeting was called to order at 9:09 A.M. by Cyndy King, president of Holmes Harbor Water Company.

Attending were:

Holmes Harbor Water Company Board: Sharon Dunn, Cyndy King, David Paull, Nancy Sharp, and Rick Waclawik.

Greenbank Beach and Boat Club/HOA Board: Eddie Accame, Diana Butler, Mike Cuddy, Kristin Lind, Bob Monroig, and Shannon Pitton. Mike Hopkins' absence was excused.

No Holmes Harbor non-board member residents were in attendance.

**REVIEW OF AGENDA**

- The proposed agenda for the January 20 joint board meeting was amended and accepted.

**APPROVAL OF DECEMBER 16, 2023 JOINT MEETING MINUTES:**

- Nancy moved to approved the minutes of the December 16 joint meeting. The motion was seconded and approved unanimously.

**CONSIDERATION OF OPEN ISSUES**

Website update – Eddie

In early January Eddie put the announcement of the Annual Meeting on the website, along with information about the driveway enhancements at the beach.

Greenbank Marsh Surface Water Report – Bob

Bob reported that Island County said they can't issue a permit in time to mitigate the possibility of extreme flooding from this winter's king tides, and they basically said do what you need to do, and get the permit afterward. Work has begun at the beach to raise and armor the road to forestall flooding during king tides. The cost of the project will be around \$30-35,000. GBBC will pay half the total cost, and some residents south of our beach have volunteered to pay the other half.

The contact at Island County said that we can do an after-the-fact permit and more than one project can be included on that application. We could include installation of a new vault to bypass the old duckbill which would remove a restriction in the system which doesn't allow water to drain as fast as it would otherwise. (It would also allow easier access to cleaning the pipe, which we learned recently should be done annually.) Installation of the new vault could be done in the summer when the tides are lower. Since that location isn't in the coastline protected zone or the wetland delineation zone, it should be easy to do. The board thanked Bob for all his work.

During discussion Bob said that he anticipates needing a \$125 assessment to replenish the money borrowed from HOA funds to pay costs associated with the project. This will be proposed to the membership at the annual meeting.

The end goal in coming years is to get a loan/grant from the USDA to install the infrastructure to manage all the water. This entails establishing something like a Local Improvement District as well as holding

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community meetings, interfacing with county officials, and confirming with the USDA that the proposed plans would meet their criteria for eligibility for funds earmarked for rural surface water management.

GBBC/HOA Professional Development Sessions – Shannon

Shannon said that no professional development meetings are scheduled since the GBBC has been busy working through all the issues surrounding the beach. GBBC will let HHWC know when the next series of meetings are scheduled. These will probably be around the various types of districts that could be created to manage surface water drainage. The boards agreed that it would be good to notify the community via the website about these meetings so that interested members could participate.

Annual Meeting Planning - Cyndy

Cyndy said the annual meeting packets had been mailed. Additional documents such as proposed budgets will be added to the website in the coming week. The board discussed additional tasks to be completed.

**CONSIDERATION OF NEW BUSINESS**

Emergency Preparedness – David

David said that someone in our neighborhood needs to be a HAM radio operator for the proposed emergency preparedness system to work during a natural disaster. That person would be able to communicate our needs and situation to Island County Emergency Response Team. David will discuss this at the Annual Meeting.

Landscape Maintenance

Bob talked to Mike Etzell about renewing the Etzells' contract for landscaping duties. They would like a raise for their services. Bob will create a list of tasks which the Etzells do for the community. Nancy will do some research into what landscaping companies would charge.

The meeting was adjourned at 9:50 A.M.

The next regular meeting will be Saturday, March 16, at 9:00 AM via Zoom.

Minutes taken by  
Diana Butler  
President, GBBC/HOA