

**Greenbank Beach & Boat Club (GBBC/HOA) & Holmes Harbor Water Company (HHWC)**  
**Boards of Trustees**  
**Minutes of Joint Meeting**  
**January 15, 2022**

The meeting was called to order at 9:06 AM by Nancy Sharp, president of the HHWC. Due to Covid the meeting was conducted via Zoom.

HHWC trustees present: Nancy Sharp, Rick Waclawik, Lydia Sikes, Cyndy King, David Paull, and Sharon Dunn

GBBC/HOA trustees present: Cris Sanguino, Richard Loughead, Phil Sikes, Bob Monroig, Judi Moore, Kristin Lind, and Diana Butler

The agenda was reviewed and accepted as presented. The minutes of the joint meeting on December 18, 2021 were approved unanimously.

**CONSIDERATION OF OPEN ISSUES**

**Website Update--Cris Sanguino**

- Cris reported that she and Eddie Accame met with a website designer about the Holmes Harbor website redesign. The website will be moved to a new server that is easier to maintain; the community will be responsible for keeping the website up to date. It will have a secure members-only area. The boards will review the website before it goes live.
- Bob Monroig moved that the boards accept the estimate of four-hours at \$75 per hour for website design and moving to a new server, and that the cost be split between the two boards. The motion was seconded and approved unanimously by voice vote.

**Landscape Report--Richard Loughead**

- Richard spoke to the Etzells about doing additional work in the summer removing noxious weeds. They agreed provided they could be paid an extra \$50 per month during June, July, and August. The board discussed the contract and agreed that the cost is very reasonable.
- Sharon Dunn moved to increase the Etzells' pay for June, July, and August for noxious weed removal. The motion was seconded and approved unanimously by voice vote. Richard will send an updated contract for the Etzells to sign.
- Noting the amount of work involved in landscape maintenance from storm cleanup to summer weed removal, the board discussed approaching the community at some point for help with this.
- Richard said there have been no takers to assume the role of head of landscaping committee, so that position remains open. Sharon proposed bringing this up at the annual meeting.

**Architectural Review Committee Report—Cyndy King**

- Cyndy had no report for the Architectural Review Committee.

**Greenbank Beach & Boat Club (GBBC/HOA) & Holmes Harbor Water Company (HHWC)**  
**Boards of Trustees**  
**Minutes of Joint Meeting**  
**January 15, 2022**

- Richard asked about the ownership and condition of the site at the corner of Holmes Harbor Estates and Spring Street where there are building materials on site and a log is blocking the ditch on Island County's easement.
- Cyndy will check what the owners' timeline is for getting the work done on the lot; what will be done about the log in the ditch; and ask the lot owners where they would like their annual packet sent.
- She commented that anyone who is concerned about lots in the neighborhood is welcome to attend board meetings and ask questions.
- Bob offered that it might be beneficial to create a spread sheet showing the sequence of all the steps involved in building—approval of building drawing, height measurement, etc. It could be on the website so that anyone could go there and check on progress of any lot.
- Nancy noted that Cyndy also follows up with builders during the whole process.

**Greenbank Marsh Working Group—Bob Monroig**

- Bob Monroig will report on progress with the Greenbank Marsh Working Group at the annual meeting and convene a working group meeting later.
- Before there can be a meeting for all stakeholders, however, the approximate cost of the project needs to be known. Several members of the HHWC Board cautioned against doing anything around bids that might jeopardize GBBC's ability to access USDA money since their bid process is carefully controlled and speaking to anyone before the official bid goes out could violate the future public bid process. They advised checking with Darla O'Connor at the USDA about how to do a request for proposal within USDA's guidelines.
- Bob will contact Darla. He will read a letter at the annual meeting and give an oral report.
- He requested that board members send him any edits to the letter soon, preferably in Microsoft Word format.
- After the annual meeting he will follow up with a letter to the Greenbank Marsh Working Group outlining what we know now, what the options are, and who needs to be involved.
- Judi requested that the minutes record that the recommendations and discussion of the Greenbank Marsh Working Group were very clear: the people along Greenbank Beach were to have taken care of the ditch along North Bluff and they have not done that. We have just received complaints from a new owner down there about this. This definitely involves the whole community. Also our members need to understand that if we get this USDA grant to do something down there, they will be assessed and have to pay for it. That's why it should be a whole community effort, with the people on all 750 acres of the drainage area involved.

**Greenbank Beach & Boat Club (GBBC/HOA) & Holmes Harbor Water Company (HHWC)**  
**Boards of Trustees**  
**Minutes of Joint Meeting**  
**January 15, 2022**

- Bob urgently requested help and invited people to consider where they might contribute. Volunteers will be solicited at the annual meeting and perhaps later via post cards.

The Board expressed its gratitude to Bob for all the time and energy he has expended on this project. Cyndy acknowledged that it took the work of the entire HHWC board to get as far as Bob has gotten by himself.

**Draft Bylaw**—Cyndy King

- Cyndy said the discussion of a proposed bylaw regulating short-term rentals would be dropped from the agenda because of lack of interest.
- Richard noted that this issue first came up in April, 2021. Board members met with the attorney at that time to discuss the issue. Richard proposed then that the board have the attorney write the proposed bylaw to prevent anybody from doing a short-term rental, and the fee for the attorney was budgeted for this year. If the board drops the issue, we are accepting that we are going to allow short term rentals, even though many knowledgeable people advise against this.
- Nancy agreed with Richard that we should ask an attorney to draft a bylaw regarding short term rentals.
- The rest of the discussion was moved to the meeting of the GBBC.

**Annual Mailing**

- The boards finalized the content of the packet which Cyndy will print after the budgets are approved. The packets will be mailed January 18. Rate structures and fees are not included in the packet this year, but they are always available on the website.

**CONSIDERATION OF NEW BUSINESS**

**Member Comments**

- Bob encouraged everyone to speak to neighbors about joining one of the boards.
- The board discussed sending a separate email soliciting board membership a week or so before the annual meeting. Nancy will do this.
- Judi is willing to hold a celebration on the boat ramp to celebrate the successful completion of the 5-year monitoring, since all the applications, permits and reports were correct, and “we’re good to go.”

Due to Covid precautions, the Annual Meeting will be on Zoom again. Cris will handle the meeting through the GBBC’s Zoom account. A link to the meeting will be on the Holmes Harbor website, or people can email a board member to get it.

**Greenbank Beach & Boat Club (GBBC/HOA) & Holmes Harbor Water Company (HHWC)**  
**Boards of Trustees**  
**Minutes of Joint Meeting**  
**January 15, 2022**

There will be no regular monthly board meeting in February; there will be the usual special meeting following the annual meeting.

The next regular meeting of the joint boards will be March 19, 2022.

Meeting was adjourned at 10:07 AM.

Minutes taken from an audio file.

Respectfully submitted,

Diana Butler