

**GREENBANK BEACH AND BOAT CLUB, Inc**  
**HOLMES HARBOR WATER COMPANY, Inc**  
**Minutes of Joint Monthly Meeting: GBBC & HHWC board of trustees**  
January 18th, 2020

**Location of meeting:**

Day Rd Fire Station  
Greenbank, WA 98253

**Present at meeting:** Judi Moore, Cris Sanguino, Sally King, Cyndy King, Richard Loughhead, Bob Monroig, Jeanna Lyle, Sharon Dunn, Carolyn Cliff, Ray Thorne, David Paull, Sarge Lester

**Absent from meeting:**

Larry Graham, Nancy Sharp - Excused  
David Merisko - Not excused

The regular meeting of the Joint Boards of Trustees was called to order at 10:55 am by Judi Moore.

**Review Agenda:** The agenda was distributed by e mail and reviewed. The agenda was unanimously approved.

**Approval of Joint meeting minutes:** The meeting minutes for the December 14th 2019 joint meeting were distributed to board members in advance. The approval of the minutes was unanimous.

**Old Business:**

**Update of 822 Farmington:** Judi has a complete folder of all covenant violation letters sent to the owner of 822 Farmington. Judi reports that the owner has been working with her to “clean up” the property. Judi stated that GBBC/HOA has received 5 written complaints by members concerning the property. In addition, GBBC/HOA has sent 3 written violation letters to the owner as well as 5 telephone conversations with the property owner about covenant concerns. Judi reports that the County has done “drive-by’s” but they are not subject to public records requests. Judi said IC Health Department and IC Sheriffs office have been involved. Judi said her file contains police reports of suicidal subjects, wanted people, drug problems and abandoned vehicles. Judi explained that the “black truck” is a possible drug dealer and the Sheriff would like the license plate to be recorded the next time it’s in the neighborhood. Judi explained the the black truck is not the one parked at the house.

Cris expressed that she was not clear on the exact covenant violations and questioned

Judi on the legal authority for the removal of a black pick up truck that is currently parked on the property. Cris also mentioned that the covenants seemed vague to her relating to what the “neatness and cleanliness” covenant entailed as it seemed subjective and open to interpretation.

Judi clarified that the concern over this property is over 2 covenants. “Nuisances” and “Neatness and Cleanliness”. Judi clarified that the nuisance covenant addresses annoyances, nuisances and safety to residents. Judi said that 4 GBBC/HOA members have consulted Attorney Walker over these covenant concerns that the board should follow.

**Covenant Update Committee:**

Cyndy King presented the slide show to be presented at the 2020 annual meeting. This committee will meet and revise the slideshow prior to the annual meeting.

Some of the comments to the slide show included; Consequences of decisions, Are resolutions a better option? What is the driving force of changing the covenants? Make it clear to membership that their participation is needed in order to have majority of owners approve or modify a covenant.

Judi Moore asked if there are community members on the committee or if the committee is just 3 board members. Judi also asked for clarification about how this committee will proceed; will a vote take place at the annual meeting and then of full membership in order to proceed with a committee?

**Website Update:** The 2020 Annual Meeting Package will be available in the membership only area. All minutes for HHWC, Joint and GBBC will be available online.

**Landscape Report:** Bob Monroig reports that the landscaping contract has been reviewed and signed by the Etzell family for 2020. The contract has been given to the treasurer.

**Architectural Review:**

Bob Monroig met with potential property owner Lind (Van Dee and HH Estates) and established a 15 foot permanent marker. Bob explained that Lind was in a unique position because the property is still in escrow contingent on the approval of plans to build. Lind is not able to have her building permit approved unless she has a water availability certificate from HHWC. HHWC has provided a “water availability certificate” to Island County, contingent on Lind’s building permit approval. It will be retracted if her building plans do not get approved.

**Reading of Resolution 2020-01** - The third reading of Resolution 2020-01 has been moved to the March 2020 meeting date.

**Electronic Payment Options:** Carolyn Cliff opened up a conversation of having the ability to pay King Water electronically. Although King Water does not have an electronic payment option, Many banks offer “Bill Pay” to pay King Water.

**Annual Meeting Work Session:** Cyndy King led a conversation to prepare us for our duties surrounding the 2020 Annual Meeting on February 8th, 2020 at the Greenbank Progressive Club.

- Review Tasks
- Review Trustee terms that are ending
- Annual Meeting Packet available on the website by 1/20/2020

**New Business:** None

**Member Comment:** Carolyn Cliff would like to have a consistent start time for Joint and HHWC. The overall feeling is that the GBBC is taking up most of the time causing the Joint and HHWC meetings to last too long.

**Meeting adjourned:** The Joint meeting was adjourned at 12:10 pm

**Next Meeting:** The next Joint Board meeting will be held March 21st, 2020 at the Day Road Fire Station.

**Minutes submitted by:** Cris Sanguino