

**Greenbank Beach and Boat Club, INC**  
**Minutes of monthly GBBC board meeting**  
January 18, 2020

**Location of meeting:**

Day Rd Fire Station  
Greenbank, WA 98253

**Present at meeting:**

Judi Moore, Bob Monroig, Richard Loughead, Jeanna Lyle, Cris Sanguino, Sharon  
Dunn, Sally King  
Ray Thorne, Cyndy King, Carolyn Cliff

**Absent from meeting:**

Larry Graham - Excused  
David Merisko - Not Excused

The regular meeting of the GBBC board of trustees was called to order at 9:05 am by  
Judi Moore

The agenda for GBBC was distributed and reviewed. The agenda was approved  
unanimously by the board.

Approval of the GBBC December 14th, 2019 meeting minutes were distributed and  
unanimously approved by the board

**Treasurer's Report:** Richard presented the monthly budget spreadsheets and reviewed  
all bills to be paid.

Richard noted that the GBBC received transfer of RCO funds back to the GBBC account  
as well as funds from HHWC that reimbursed GBBC for insurance.

Richard reported that the HOA is at 98% and GBBC is at 94% for collection totals for  
outstanding dues.

Richard presented the 2020 budget proposal. He felt that a net of \$807.00 was too small  
if the GBBC had an unknown large expense in the future.

Richard explained that the HOA and GBBC have approx. 58 k combined. He urged the  
board to have a spending plan so he will be proactive vs reactive.

We have had a 3% increase from King Water, increased the amount for a port a pot and  
more frequent pumping.

Richard pointed out that the GBBC/HOA has not increased dues in over 7 years and

insurance is currently 32% of our budget. Richard would like to see GBBC/HOA have 100k to 175k cash on hand for unforeseen events in order to prevent possible property owner assessments. Richard proposed that the annual GBBC/HOA association fee which is billed late February and due March 31st, 2020 should increase from \$100.00 to \$125.00 per lot affecting 156 lots. This is under Peoples account (checking) ending in HOA 9520.

A motion was made to approve the outgoing checks to pay the bills. The motion was seconded and passed unanimously by the board.

A motion was made to approve the proposed 2020 budgets for GBBC and GBBC/HOA, to be presented at the 2020 annual meeting. The motion was seconded and passed unanimously.

A motion was made to increase the annual GBBC/HOA fee from \$100.00 to \$125.00 which is billed late February and due March 31st 2020. This increase is "per lot" affecting 156 lots. The \$25.00 increase will go to Peoples Bank Checking account HOA 9520. This motion was seconded and was approved unanimously.

**RCO Grant:**

Bob Monroig presented one page and multi page spreadsheets to review the RCO/ Chase accounts. He will present the one page spreadsheet for the 2020 annual meeting. Bob also showed that there is 18k left that still needs to be reconciled. Richard and Bob will work on this.

A motion was made to approve the RCO 17-1140 handout for the 2020 annual meeting. The motion was seconded and passed unanimously.

**Old Business:**

**Beach Report:** Cris Sanguino mentioned that the boat ramp was not usable due to the normal winter build up of logs and debris. Nothing further to report on the beach.

**Grant Update:** Judi Moore met with Tom Slocum and we still do not have the NHC / Shannon and Wilson reports.

At this time it is believed that the possibility of the open channel project would negatively impact shallow groundwater on 4 residences just South of the GBBC lagoon where the study was conducted.

Judi provided a handout explaining the effects and impacts. (*This handout is attached to these minutes for filing.*) This also included a summary conclusion of possible large scale infrastructure that would be needed to mitigate the impacts of flooding and rise in the water table. GBBC's cost and effort to take responsibility for perpetually operating and maintaining the infrastructure will be significant.

At this time, WICD and GBBC will not be submitting an application for a PSAR large capitol project grant or a regular SRFB grant for construction of the Greenbank Marsh Restoration Project this year.

Judi let us know that Barbara Bennett has applied for the "Save our Estuaries" grant.

**New Business:** None

**Member Comment:** Sharon Dunn let us know her term for the GBBC is finished and she is currently listed as the corporate secretary. Sharon will no longer be signing checks and she will no longer hold the embossing stamp for the GBBC. Cris took possession of the embossing stamp for storage.

Judi Moore brought up the heating system for the Day Road Firehouse. She gave direction to turn the heat off and press "hold" so the fire department does not run out of propane.

**Next Meeting:** The next meeting of the GBBC will be held directly after the 2020 Annual Meeting February 8th, 2020. This meeting will take place at the Greenbank Progressive Club

**Meeting adjourned:** 10:55 am

**Minutes submitted by:** Cris Sanguino