

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

Location of meeting:

Greenbank Farm Building A
Greenbank, WA 98253

Present at meeting: Judi Moore, Cris Sanguino, Sally King, Bob Monroig, Richard Loughead, Adele Anderson, Jeanna Lyle. (quorum established)

Others Present: Cyndy King, Sarge Lester, Jennifer Flath, Mark from MV Builders

The regular meeting of the GBBC board of trustees was called to order at 9:02AM by Judi Moore.

The agenda for GBBC was distributed and reviewed. M/S/C to approve agenda.

M/S/C to approve minutes of the June 20, 2020 minutes.

The minutes were discussed including Richard's comments regarding the timeliness of the annual meeting minutes which had undergone several reviews/revisions. M/S/C to provisionally approve the annual meeting minutes for presentation at the 2021 annual meeting.

Open Issues:

Treasurer's Report: Richard presented monthly budget spread sheets for GBBC and HOA (attached). He reminded members of the annual contributions (\$3150 from HOA checking to Legal Defense Fund and \$3125 from GBBC checking to Capital Improvement Fund) and sought approval.

M/S/C to approve the treasurer's report, electronic transfers and pay the bills.

Bob shared the Chase grant spreadsheet and recommended retaining \$1500 in that account. Additionally, after the RCO reimbursement is deposited repaying GBBC the balance against the outstanding \$10,000 loan. There was additional discussion of the final reports due from Tom Slocum. Judi agreed to follow up with him and report back. M/S/C to accept report and authorize the fund transfer to GBBC, and authorize keeping Chase account open with \$1500 in it.

Beach Report: Cris provided the following:

- Port a Pot delivered and is maintained once a week. Any volunteers to open gate in August to post a sign and leave the gate open (unlocked) from 10-2? Judi will do with Sally as back up.
- Hemlock this year has been bad. Sprayed twice and I went down to hand pull twice.
- Picnic tables. Credit to Jim C and Dave L for building a new table. Jim built a small child's table and I repaired the older table.
- BBQ is available. Propane is there. Probably the last year we will use this one....pretty rusted.
- Larry G and crew opened the boat ramp for spring. Ramp looks good and clear of sand
- Crab season opener was pretty crazy on the ramp and in the parking lot. I am not aware of any issues that come up over the opening weekend.
- Post 4th of July beach cleanup went well, all trash hauled.
- Just one instance of a person who walked from the locked gate to the trash can and dumped two bags of trash. As far as I know, this is a first time. It appears that it was possible from a nearby VRBO.
- Kristy Etzell reported that her small aluminum boat trailer has been stolen from the area of the kayak rack. I told her that any items on the rack should be locked. I am unsure if she filed a police report. She mentioned a possible silver jeep (blocking the gate) and a man who was seen in the area around the same time the trailer was taken.

Covenant Violations/Attorney Letter: Judi reminded attendees that the GBBC board is responsible to enforce the covenants and that inclusion in the Joint meeting provides for additional community input. Noxious weeds and fire safety of unkempt lots are extremely important to the well-being of the community and Island County

Additionally, in conversations with the attorney, we were encouraged to have covenant issues recorded in meeting minutes. Judi recapped the process as follows:

- Respond to neighbor with covenant complaint
- Contact property owner in violation by phone after driving by to confirm complaint
- Follow up with written notice in 30 days if no corrective action taken by owner
- Letter to all property owners regarding covenant responsibilities (as was sent out

sent August 2019)

- Presentation and vote at annual meeting before further Board action is authorized by community
- There was discussion of the board's role in receiving neighbors' complaints vs. driving the neighborhood and a reminder about trespassing

New Business:

Jennifer Flath and her contractor provided preliminary planning documents to the Architectural Review Committee (ARC) and the board. ARC Chair Cyndy King provided additional information regarding establishing the height limitation and agreed to arrange to facilitate a meeting at the property to finalize height and erect witness pole. If property closes by end July, Cyndy will send ARC proposal to GBBC board for approval via email.

Judi Moore reviewed the beach gate key policy and indicated that there were several old keys (prior to 2014) still signed out. Cost of not returning old key if not returned at the sale of property is \$150. To date only one owner has been charged the \$150 fee. All current owners holding old or new keys have signed legal papers acknowledging these fees and their responsibilities. A new key replacement cost as of 2014 is \$607.50. There have been no issues with controlling the new keys.

Member Comment: There was a short discussion regarding changing the board meeting schedule.

Next Meeting: July 18, 2020, location TBD

Meeting adjourned: 10:18AM

Minutes submitted by: Bob Monroig