

Greenbank Beach and Boat Club, INC
Minutes of monthly GBBC board meeting
June 20, 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
(quorum established)

Others Present: Cyndy King, Sarge Lester

Absent from meeting:

Jeanna Lyle - excused

The regular meeting of the GBBC board of trustees was called to order at 9:04am by Judi Moore.

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

No minutes were ready for approval at the meeting. Following discussion, the following actions were identified:

- Cris clarified that January 18, 2020 GBBC board meeting minutes were distributed and approved via email. She will send approved minutes to Sally for inclusion in notebooks. [done]
- Sarge will resend the minutes from the February 8 annual GBBC meeting for provisional board approval [He emailed these to board members on June 20]
- Sally will distribute February 8 Special GBBC meeting minutes for review and approval [Sally emailed to Board June 21]
- Richard and Bob will provide all treasurer's and grant reports to Sally from March through May (as there were no meetings due to CV-19) for inclusion in notebooks [done]

Treasurer's Report:

Richard presented monthly budget spread sheets for GBBC and HOA (attached). There is \$82K cash on hand for GBBC and HOA. Richard has concerns about collections from property owners who have repeatedly not paid fees; there was inadequate time for discussion and Richard requests this item be on July agenda. Tax return has been completed and Richard will review prior to Judi signing, then Richard will submit. A motion was made to approve financial statements and to pay bills. The motion was seconded and passed unanimously.

Old Business:

GB Marsh Working Group: Barbara Bennett sent letter on June 4, 2020 to Working Group members explaining that she is leaving the community and giving status update on tidegate project. Judi distributed copy of letter to both Boards and copy is attached. Bob Monroig will consider being WG co-facilitator with Michael Stansbury beginning in six months.

Grant Monies Report: We are closing down the RCO grant. Bob distributed Chase financial summary (attached). After grant is closed, grant account will repay \$10K to HOA, depending on what other work needs to be carried out regarding the tide gate. Judi will check with Tom Slocum to see if he has submitted final paperwork to close the grant and if he has completed the summary letter which he will provide to GBBC explaining what was learned on the grant, why the open channel project is on hold, and possible options to replace the outfall pipe. Bob handed out four page grant financial summary (attached). Bob will try to inactivate the Chase account, but keep it available for future use.

Covenant Violations/Attorney Letter: Judi said there have been some complaints regarding uncontrolled weeds on the vacant lot at the end of Nettle. Judi said she would send a reminder letter to the Nettle lot owner, as has been procedure in the past, that their lot needs to be mowed due to noxious weeds and danger of fire during summer. Judi explained that the attorney said that if GBBC is going to send a violation letter to one property owner regarding a specific covenant, the board must first look for all other violations of the same covenant and notify those additional property owners as well, because covenants must apply equally to all property owners. A number of questions and disagreements were raised. Cyndy and Cris expressed concern about the Board entering all residents' private property to look for violations. Judi asked Cyndy to write up specific questions on this topic to take to the attorney. Cris explained there is a form you can fill out to ask Island County to enforce a county rule (e.g., tansy removal) on private property. Judi noted she has filled out IC forms in the past re: lots with noxious weeds and has gotten no response. Sally will tee up for July agenda of Joint meeting, a topic to discuss the role of the GBBC vs. Joint Boards regarding CCR's, including policy issues and enforcement of CCR's and who is responsible for what, and the role/necessity of the Joint board meetings.

New Business: None

Member Comment: None

Next Meeting: July 18, 2020, location TBD

Meeting adjourned: 10am

Minutes submitted by: Sally King