



# USELESS BAY COLONY

PO BOX 956, FREELAND, WA 98249

## HOMEOWNERS' ASSOCIATION ANNUAL MEETING

27 July 2024

### Board Provisionally Approved

The Annual Meeting of the Homeowners was called to order at 9 am by President Nordstrom at the Useless Bay Golf Clubhouse.

**Present:** Bob Bagshaw, Susanne Hollyfield, Debbie Nordstrom, Jake Mast, Lailla Petersen, Anne Preston, Patty Sievers, Diana Smyth, and Bob Stewart. **Absent:** No one.

Also present was Christina Rhoades, Windermere Management.

A quorum (20% or 83 lots) of was met.

Approval of Meeting Minutes: Hollyfield-

- a. 2023 Annual Meeting Minutes - Motion was made to approve (Preston, McKenna) and it passed.
- b. 2024-2025 Budget Meeting Minutes – Motion to approve (Petersen, Donckers) budget ratification minutes was approved.

### President Nordstrom –

Golf Club Agreement, Negotiations Progress – Negotiations are going on. The 2015 Golf Club Agreement is posted on the UBC website. It expires at the end of 2025 if not negotiated and renewed.

- a. Thank 2023-2024 Board Members for service – Sievers, Petersen, Smyth. Thanks also to Nordstrom for her service.
- b. Hired Management Company – Christina Rhoades Windermere Property Management, was introduced.
- c. Captain Vancouver Drive – Completion of paving.

## **Treasurer – Petersen –**

a. 2023-2024 Year End Financials – The process is being imported from old to new system as part of Colony transition to Windermere Property Management. The financials will be available on the Windermere portal.

b. Vote to waive 2023-2024 audit – (67% or 29 owners required) – Petersen encouraged membership to not waive the audit. The Board recommendation was to vote to HAVE the audit. Membership also voted unanimously to have the audit.

**2023-2024 Accomplishments - Mast** – He asked Ambassadors to raise their hands. Many were here for the Colony meeting. He needs three more volunteers for vacancies in three divisions and invited others to join.

## **New Business**

- a. Ambassador Program – Filling Vacancies – Mast
- b. Review Reserve Study – Christina Rhoades – She spoke of the Reserve Study, and showed a chart how it looks over a 30-year period. Roads were inspected and evaluated as to when they would be placed on a maintenance schedule, according to their estimated useful life.
- c. Governing Documents Rewrite/Updating RCW 64.90 – Christina Rhoades – Five RCWs govern HOAs. We will gradually work into compliance with new RCWs.

**Homeowner Comments** – Preston assured membership that there is a new Board being selected and that the transition will be seamless.

A question was asked about levels of Club/Colony benefits. This is a complicated issue with complicated answers, part of ongoing negotiations with the Golf Club.

What percentage of our dues go to GC? \$120/Colony member goes to Golf Club General Fund. Lively discussion followed. Petersen spoke about capital improvements and usage fees. About half of the Colony is not using or is not affiliated with the Club at all.

Architectural Guidelines were discussed, and the membership wanted more clarity on colors and process.

The new RCWs that take place in 2028 will be a challenge for UBC, Christina noted.

There will be a special meeting of homeowners and Board members to discuss the negotiations with the Golf Club.

**Adjournment** – The meeting adjourned at 10:35 am.

Susanne Hollyfield, Secretary