



## Useless Bay Colony Board of Directors 2023 - 2024 Annual Meeting

Bob Bagshaw – President  
Jerry McKenna – Vice President  
Susanne Hollyfield – Secretary  
Bob Stewart – Treasurer  
Jake Mast – Architectural Review  
– Ambassador Program  
David Berkey – Roads, Culverts & Grounds  
Anne Preston – Legal Aspects  
Janet Raulerson – Communications  
John Zevenbergen - Organization

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## USELESS BAY COLONY ASSOCIATION

**Board Meeting**  
**21 January 2025, 6pm**

President Bob Bagshaw called the regular Board meeting to order at 6:07pm on Zoom and in person.

**Board Members Present** – Bob Bagshaw, David Berkey, Susanne Hollyfield, Jerry McKenna, Janet Raulerson, Bob Stewart, and John Zevenbergen (joined at 6:43)  
Also present – Christina Rhoades, Windermere Property Management (left about 6:45)

Absent was Jake Mast and Anne Preston

A quorum of five was met.

**Minutes for November** – Hollyfield – Minutes were approved as revised.

**Finance** – Bob Stewart and Christina Rhoades – Income is \$291K. The full report had not come in yet. Discussion ensued about the audit. Timing has been extended to collect information and relevant data from all sources. To do our next budget and dues assessment, we need an audit update, budget, reserve study, and resolution on the club relationship.

The Golf Club will bill the Colony in January or February.

Going forward, we need to present a budget this spring. Christina will work on the draft.

**Legal** – Anne Preston, absent – Contract action was discussed.

The property line agreement with an owner is in play, hopefully to be resolved.



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Condo/Colony negotiations are ongoing.

**Architecture** – Jerry McKenna, Bob Bagshaw, Jake Mast – Christopher Dunbabin, a developer, and two lots on SE Corner of Discovery and Useless Bay Ave, and a request for Colony to remove trees along culvert. No resolution on this yet.

**Roads and Culverts** – David Berkey – In good shape for now.

**Communications** – Janet Raulerson - We want to have better communications with owners, so they are well-informed, and understand issues that affect the Colony.

**Technology** – John Zevenbergen – The topic of marketing items for the Colony generated lively discussion. This will be an action item for the next meeting. Jerry, John, and Jake will be discussing this.

The next Board meeting will be **18 February 2025**, time, and place to be announced.

This meeting adjourned at 7:51pm.

Susanne Hollyfield,  
Secretary



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