



USELESS BAY COLONY

PO BOX 956, FREELAND, WA 98249

HOMEOWNERS' ASSOCIATION ANNUAL MEETING

26 July 2025

The Annual Meeting of the Homeowners was called to order at 9:18 am by President Bagshaw at the Useless Bay Golf Clubhouse.

Present: Bob Bagshaw, David Berkey, Susanne Hollyfield, Jerry McKenna, Anne Preston, Janet Raulerson, and Bob Stewart, John Zevenbergen.

Absent - Jake Mast and Christina Rhoades, Windermere Management.

A quorum (20% or 83 lots) was met, at 85.

Approval of Meeting Minutes - Hollyfield- The Minutes were approved unanimously. Additionally approved was the ratification of the Budget.

Bayview Beach Water Commissioner – Perry Ellis – Bayview Beach Water is a county water district. The Colony has two inter-tied wells by the highway and two near Shore Avenue. (There are 7,600 wells on the island.) Our peak usage is late summer, and our system serves over a thousand people. Whidbey Water Services takes care of issues that may develop. The Commissioners are, in fact, our neighbors. We need to conserve, always. Pay attention to drips and leaks, he urged. Last year the pressure pumps were replaced. The emergency generator was also replaced (from reserve funds). The Colony fire hydrants (\$4K each) will

all have been replaced by the end of the year. Plans are being put in place for emergency services, and residents are becoming pro-active to help our community in case of emergency.

President Bagshaw thanked the Board for their year of service. He explained that Windermere and the Board are still working together on transitions. This includes where Minutes are posted and landscaping maintenance news for the Colony.

209 UBC residents are at Colony level members of the Golf Club. This is the current position of the Golf Club. Dues of these residents-only now being paid (\$130/yr.) plus usage fees and capital expenditures would no longer be collected. This may be about a \$200 total reduction in dues.

Non-resident Bob Olmstead, past president of the Golf Club and still on their Board, spoke briefly about the contract being discussed with the Colony. Discussion ensued about the differences in goals and expectations from each side. The Colony would like to maintain the historically warm relationship with the Golf Club as designed by the developers in the 1960s.

There will be a Homeowner's meeting with the Board within the next two months concerning what their priorities are with the Golf Club, based on oral agreement from the owners present and the Board.

There are regulatory changes by the state now re CC&Rs, our by-laws, as well as required compliance with new state RCWs. This will require significant effort on all areas to complete the job by the deadlines in 2028.

Board members were introduced by Bagshaw. Some attendees said they were not getting our newsletters. This needs to be corrected quickly.

Financial Report – Bob Stewart – He spoke about financial review, budget, reserve study review, and investments.

Road Maintenance is our biggest expense.

Fees and dues to UBGCC is second.

The proposed budget must always include roads. The reserve study that was done earlier did not include all criteria. Future road maintenance and repair will be ongoing and must be prepared for. Our priorities are security, liquidity, and returns.

The audit is taking a lot longer than planned but is well underway.

Votes – Budget – The homeowners approved the Budget.

Board Ballots – More were collected and added to those cast online to determine the new Board elections.

Conclusion – Bob Bagshaw announced that he will be staying on the Board, but not as President. He was heartily thanked for his tireless work as President and Problem Solver this past year.

The meeting was adjourned at 11:14.

Susanne Hollyfield

Secretary

