



Useless Bay Colony Board of Directors

Jerry McKenna –President
David Berkey – Vice President/ACC
Bob Bagshaw – Past President
Susanne Hollyfield – Secretary
Cathy Twitchell – Treasurer
Anne Preston – Legal Affairs
Carol Kipling – Communications
John Zevenbergen – Technology

USELESS BAY COLONY ASSOCIATION

Board Meeting – Zoom
17 March 2026

President Jerry McKenna called the Board meeting to order at 5:01 pm via Zoom. This follows a community-member input opportunity with the Board which began at 4:30pm.

Board Members Present –Bob Bagshaw, David Berkey, Susanne Hollyfield, Carol Kipling, Jerry McKenna, and Anne Preston, Cathy Twitchell

Also present – Christina Rhoades, Windermere Property Management, with Sabrina Holt

Absent – John Zevenbegen

A quorum of five was met.

The Minutes of the January meeting were approved unanimously.

Golf Club Agreement - McKenna – The residents want to know where we are with the GC agreement. It has been held up by attorneys on both sides. Still hopeful, the Board wants to get this solved, but it will still take some time to resolve attorneys' notes on both sides. Christina noted we were fully ready, but the Golf Club's attorney was not ready.

McKenna told the Board about Christina's new award as WA Community Manager of the Year, CMCA, an outstanding statewide accomplishment.

Website - Our website will be updated as Zevenbergen and Christina are able.



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McKenna's meeting with Board of Golf Club – The idea was to resolve feelings within the GC and UBC. McKenna saw a deficiency in how the Board communicates with the membership. Improving this is a top priority, he insisted. Kipling mentioned the newsletter and a Welcome Group for newcomers (popular with people). Kipling and Christina will get together forming a Communication Committee, with others interested. Motion passed to form this committee with Zevenbergen, McKenna, and Berkey, and to present a plan to the Board. (Preston, Twitchell).

Design budget of \$2K to start was passed. (Ann, Hollyfield)

CMCA

Past Due Receivables - \$45K in unpaid HOA dues is waiting for a collection policy. The proposal in the packet meets WACOIA's specs, which clearly delineates the process to recover funds. Motion to accept this policy passed (Anne, Bob). New billing is coming this summer.

Architectural – Berkey – He had received two plans for approval. One of the owners also presented approval of his prospective neighbors. His plans show 5' setback on the sides (per county setback requirements), The Colony setback requires a 6' setback. His plans will be approved when he adjusts them to 6'. Motion to permit Berkey, Twitchell, Kipling to approve plans with a 6" setback.

Another owner requested approval to plant property around his driveway, in the easement that the Board allowed. Bagshaw said the plantings fit with the agreement. The Architecture Committee recommends approval. (Berkey, Bagshaw)

Motion passed.



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Maintenance – Berkey – Nothing scheduled at this time.

Colony Signs – Discussion - Plan to be determined.

New Business - There is a 23 March deadline for decision as to which company will be our management. Several will be considered, two will be selected for a face off, and our new company will be decided from that outcome.

EXECUTIVE SESSION – 6:07 – Christina and Sabrina stepped out.

Welcome back, Anne Preston!

End of EXECUTIVE SESSION – 6:36pm

Berkey - Modifying the Motion for Home Setbacks – Authority for Division 18 plan approval is subject to legal committee decision for approval. (Preston, Kipling)

Motion passed to conclude this Board meeting at 6:38.

The next regular Board meeting will be **21 April 2026**. ●

The Annual Meeting for Homeowners will be on **18 July 2026**, with coffee at 9am, and the meeting starts at 10 am.

Susanne Hollyfield, Secretary