



Useless Bay Colony Board of Directors 2025 - 2026 Annual Meeting

Jerry McKenna – President
David Berkey – Vice President
Susanne Hollyfield – Secretary
Cathy Twitchell – Treasurer
Jake Mast – Architectural Review
Carol Kipling – Ambassador Program
Anne Preston – Legal Aspects
Bob Bagshaw – Communications
John Zevenbergen - Organization

USELESS BAY COLONY ASSOCIATION

Board Meeting - Zoom
16 Sept 2025

President Jerry McKenna called the Board meeting to order at 5pm via Zoom.

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

Also Present – Christina Rhoades, Windermere Property Management

A quorum of five was met.

Guests – McKenna welcomed Owners to our Board Meeting and was impressed with guest turnout. Following is a list of those that zoomed into the Board meeting, and comments from that group:

Robbie Finnigan (Div. 6) – Next door to an Air B&B, with constant turnover in vacationers, and disruptions at any hour of the day or night.

Bob (2400 Soundview Drive) – Interested in negotiations with the GC and taking on expenses charged to Colony.

Perry Ellis – Water Commissioner – South Whidbey Prepares is an organization that he is working with to get owners to get engaged and prepared in case of emergency. He also addressed Sue Haworth's concerns about an escape plan.

Daune Zinger (Capt. Vancouver Drive) - GC trucks on Capt. Vancouver using our roads, noise ordinance violations by golf course maintenance crews, stop sign too short on street.

Tara (Capt. Vancouver) - Porch lights are supposed to point downward. Many do not.



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Sue Haworth, 2066 Shore Ave. – Concerned about escape plans (across dikes) in case of emergency.

Lady - concerned about earthquakes and fall rains affecting escape routes.

Negotiations with Club - McKenna – Bagshaw noted we are at near-impasse with Golf Club. Our dues collection period has changed. Preston explained that the GC wants usage fees before they will talk to us. They have not acknowledged receipt of our last communication.

Division 16 Recap – Prep Meeting – Relationship between them and Colony, and suggestion that both attorneys work together on this. Christina explained that currently some WA cases are favoring Air B&Bs over HOAs. Preston noted that changing by-laws is a complicated and exceedingly prolonged process and will entail lawyers. Christina estimates it might take a couple of years to get the by-laws to a point where Owners can vote on them.

Financial Report – Christina and Cathy - Motion for payment of tax due passed. Preston moved to pay the dues portion (not usage), Bagshaw seconded, the motion passed. Jerry voted no. Discussion ensued about this issue. Christina suggested setting a deadline for their response, the end of September.

Reserve Study – Adding streets that were omitted from study (Hillis, Melendy, and others) will be added, Christina said.

Balance Sheet – There is one CD at People's Bank, one Savi CD and a reserve account, plus other accounts listed on the sheet.

The Audit was sent to the Board. As there are more questions, this will be discussed in the October meeting.



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Architectural – Everything approved, no issues except an item for Executive Sessions.

WUCIOA– Preston - She would like others on this Committee, but needs lawyers to determine what must change, then determine what are other possibilities for change. There is a legal part and a discretionary part. Christina is trying to find compatible attorneys, so she proposed a meeting with attorneys for the Board to interview. No conclusion about this now.

Communications – Carol Kipling – McKenna wants to get this site cleaned up and delete all Golf Club pictures. All our documents are on our Colony website. McKenna proposes a monthly communication with Owners.

The enforcement mechanism in the Guidelines is to write a letter. She has a “new day” argument to draw a line from past procedures and establish new pattern so that the Board’s ability to fine an Owner can go forward.

Speed Bumps – Shore Avenue – We have paint and templates, and this project could be done in the next few weeks. Bagshaw hopes to get to this very soon. Jake Mast asked about the entrances restoring curb appeal and would work towards it. There is a budget of about \$7K for this.

Ambassador Program – McKenna hopes to restore this way of communicating with Owners. Kipling and Mast will work on this popular concept and are also considering a Newsletter.

The open Board moved to Executive (confidential) Session at 6:31.



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Minutes – Hollyfield - 26 July Minutes were approved as written, motion by Dave and seconded by Cat, all in favor.

The Board moved to end the Executive Session at 7:23.

Motions passed from Executive Session:

Owner #1 – Motion to work w attorney on letter re guideline violations, then draft letter to Owner regarding property on the right.

Owner #2 – Head of Architectural Committee will inform Owner that existing structure is in violation of guidelines.

Motion was made by David and seconded by Jerry, all in favor to pass both above motions re compliance.

Next month the meeting will start at 4:30 (homeover comments) and at 5pm for the Board meeting on **21 Oct 2025**.

At 7:27, this meeting was concluded.

Susanne Hollyfield
Secretary