

USELESS BAY COLONY HOMEOWNERS' ASSOCIATION
MINUTES OF BOARD MEETING via ZOOM
8 April 2021

President Donckers called the regular monthly meeting to order at 7:11 pm. This was conducted via ZOOM due to the corona virus pandemic, and the social distancing still required.

Present were Kathleen Conroy, Ron Donckers, Chuck Edwards, Susanne Hollyfield, Carol Kipling, Thad McArthur, and Lailla Petersen.

Absent was David Scurlock.

Our guest was Kevin Sandri.

A quorum of five or more was present. Introductions were done all around.

MINUTES – Hollyfield– The March minutes were approved as revised.

TREASURER'S REPORT – Edwards – We have \$538K in cash. The dues will be billed in April.

There have been three transfers this month. Donckers was looking at the Road Fund and noted that we have about \$182K total for roads. Edwards says this is a quiet month.

Motion passed to pay \$1271.48 in payables.

ARCHITECTURE –McArthur –He reported that the Colony looks the best he's seen. There are four houses under construction.

The trailer has been removed from East Soundview, and the removal went well.

Level of Enforcement questions:

- 1) Neighbors on Soundview have an issue with a hedge and a tree. Scurlock has spoken to these parties and the Board sent each one a letter. Donckers discussed how much enforcement the Board should exert. Issues have always been decided case by case. Trees, for instance, may be a different issue from hedges. The Board has little enforcement ability over some of these issues.
- 2) Hillis tree encroachment – Open area with a tree – If a tree is on private property, the property owner is the only one that can cut that tree. In this case, owner of the tree in question lives on Mills Drive, and out of the Colony.
- 3) CCR/County Variance – Owners requested a two-foot variance on a lot with three setbacks by streets Captain Vancouver, Ward, Soundview. This is Division 6, Lot 120. They want to build back from street 18', instead of 20' in order to fit their house. The other sides will meet standard setbacks. Edwards said that the Board can grant a

variance for (in this situation) a very small square footage. This seems to be acceptable from a Colony standpoint. Edwards moved for the variance to be approved in this case. Motion passed.

- 4) Edwards pointed out that the CC&Rs need to be enforced if someone is complaining about an issue. Therefore, if the hedge in question (above) fits the CC&Rs, then they must be enforced, and will solve that problem. Kipling will draft a letter to cover this case on Soundview.
- 5) Donckers will want feedback on the Level of Enforcement question from owners at the Annual Meeting.

ROADS – Dockers – He is getting an estimate from Island Asphalt for the summer projects, resurfacing Lenz and tree roots on Hillis.

MAINTENANCE, POOL, TENNIS, EXERCISE – Edwards – Property Maintenance mowing on right-of-way begins next week. The Golf Club has revised their estimates for tennis courts and pickleball courts downward. There was no mention of bocci ball. There is no final number for costs yet, but the Board will be advised as to its portion of contribution.

NEW MEMBER OUTREACH – Conroy –New Member Outreach – Save the date for Newcomer's Reception, at the Club, **Saturday, 12 June, 3-5pm.**

OLD BUSINESS –

DLR/NMTP – Successor to Helen Price Johnson, Commissioner Melanie Beacon met with Donckers and Conroy. Donckers said it was useful to go in with Diking District #1 Commissioners, as they are not in favor of the public tramping across their dikes.

Conroy will meet with Jill Johnson, Commissioner. Later, she will meet with the Sheriff. The ownership of Diking district 4 is still in question.

Memorial Page on Website – As there was no support for this, it will no longer be on the Agenda.

Board Recruitment – Standing Committee – Conroy – Kipling has joined us, and Conroy has ideas for recruiting other potential Board members.

HOA Best Practices Project – Kipling and Conroy will work on polling other HOAs. They are going to investigate if others have similar issues with private property and public trespass.

Club Improvement Plans – Conroy wants to know what our members are interested in.

NEW BUSINESS –

Kipling suggested that the website be updated to be more positive for the readers, more enticing. She knows a professional writer who will do this for us. Donckers will advise Jan Tepper that we will be doing a website update.

Return to In-Person Meetings – The Board could be accommodated by the Clubhouse for in-person Board meetings, not for the May meeting, but for later after all have been vaccinated. This will be discussed next month. Pros and cons of zoom v. in-person Board meetings were reviewed, and Edwards suggested that we might have a hybrid form in the future to make it possible for the most Board members to attend.

Annual Homeowners' Meeting – **Saturday, 31 July 2021**. Social hour begins at 9am, and the meeting will be called to order at 10am.

The next Board meeting will be **Thursday, 13 May, 2021, 7 pm**, on ZOOM.

There being no more business, this meeting was adjourned (Hollyfield, Petersen).

Susanne Hollyfield, Secretary