



USELESS BAY COLONY

PO BOX 956, FREELAND, WA 98249

HOMEOWNERS' ASSOCIATION BOARD MEETING

13 April 2023

Revised - Final

Vice President Bob Bagshaw called the meeting to order at 5pm.

Present were Bob Bagshaw, Susanne Hollyfield, Jake Mast, Lailla Petersen, Anne Preston, and Diana Smyth

Absent: Carol Kipling, Debbie Nordstrom, and George Petrie

Guest: Curtis Pierce, former Board member for more than nine years.

A quorum was present (five or more).

Minutes – Hollyfield – The Minutes from the last Board meeting were approved. (Preston, Mast)

Ambassador Program – Mast – He is enthused about the new Ambassador Program, and will have a group meeting soon. Ambassadors are volunteer owners in each Division who will communicate with homeowners and bring concerns to the Board. There are still opportunities for a volunteer in two or three divisions. This is a popular program as it only takes an hour or two of time per month.

Guest Curtis Pierce brought up the subject of the vacant unbuildable lots. There was discussion after this, with various ideas, as there is consensus that there needs to be a viable solution.

Treasurer's Report – Petersen – Payables are \$1618.63. Motion was made, and passed unanimously, to pay these usual payables (Preston, Mast). Excepted are the Club expenses, @122,640.22, still under reconciliation.

The forty-six owners on Soundview Drive are billed annually by UBC for the electricity to power their streetlights, but have never paid any of the administrative fees associated with that billing. After discussion, it was moved by Petersen, seconded by Mast, to charge the forty-six owners on Soundview Drive, who annually pay UBC to pay their monthly Puget Sound Energy electric bills that power their streetlights, to also pay an annual administrative fee to cover the costs to process these monthly bills. Motion passed. (Preston recused herself for this issue.)

They will now pay an additional annual administrative fee to process their monthly streetlight bills. The Soundview Drive owners, as a group, make the choice whether to or not to have these streetlights.

Dues that include fees to the Useless Bay Golf & Country Club are billed in late April and payable before May 31, 2023 are these: \$550 for HOA dues and \$75 per lot road fee.

There was extensive discussion about UBC financial obligations for the coming years. The Board will schedule extra work meetings to finalize the budget and review other obligations before they are presented for the Annual Meeting.

Architectural Committee – Smythe – There was a meeting about Division 7, Lot 36, with the drain field. The ditch there belongs to the Golf Club. Smyth noted that the HOA owns the trees on the drain field lots. Discussion ensued about trimming the trees but the issue was tabled until Nordstrom will be present

Signage again is a concern, and soon Smythe will have an estimate for a sign for the beach park (Useless Bay Colony Beach). There will also be a bid for fireplug maintenance.

UBC/Golf Club Agreement – Bagshaw - There was discussion about needing attorney review at this time of the UBC/UBG&CC Agreement. Consensus of the board is that Nordstrom should go forward to effect this, for document review and for suggestions in future negotiations.

Audubon Letter – Bagshaw received a letter from Audubon Society about access across dikes. He will contact the Society about this. Damaged county signs along the dike will be replaced, he noted.

The next regularly scheduled meeting will be **11 May 2023**. Working meetings may be called as additional work may determine.

There being no more business, at 8pm this meeting was adjourned.

Susanne Hollyfield, Secretary