

USELESS BAY COLONY HOMEOWNERS' ASSOCIATION
MINUTES OF BOARD MEETING via ZOOM
11 February 2021

President Donckers called the regular monthly meeting to order at 7:00 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, and Thad McArthur, Lailla Peterson, and Dave Scurlock, plus we welcomed new member Carol Kipling.

A quorum of five or more was present.

MINUTES – Hollyfield– The January minutes were approved as amended.

TREASURER'S REPORT – Edwards – We have \$524 K in cash. He rolled over some CDs. Not much going on from previous month. The pool usage fees and those for the exercise room came in below budget, and with that credit, our obligation for next year will be a bit less. We are about \$15,000 ahead in our budget for it. Colony portion of the pool usage cost typically is about 30%, exercise room is about 26%.

When the Board receives its dues from our membership, then the dues of the Colony to the Club are paid. Nearly \$100 of each member's dues go to pay the Golf Club. This is tied to the Cost of Living, but may go up in the future.

There have been five transfers so far this year.

Motion passed to pay \$33,217.21 in payables. Motion (Peterson, Hollyfield) passed.

ARCHITECTURE – Scurlock and McArthur – Scurlock spoke of a home being built on Soundview for which we have received no plans. He was concerned about plans being submitted after construction has started. These need to be approved BEFORE construction begins, in the spirit of the CC&Rs. Donckers suggested that a letter to residents addressing issues has usually been effective, and we shall do that again. Guidelines and CC&Rs need to be updated to reflect current issues, it was decided. Conroy suggested doing that in the spring, and incorporating language the lays out the goals of an ideal neighborhood. Donckers will publicize the importance of getting plans in.

ROADS – Dockers – RE trailer on Soundview – There seem to be problems about getting the RV out. Donckers said the owner will use their own resources to achieve this.

The East Soundview Road will be trimmed up for walking, Kipling said.

There is a house on Lenz that has a few tree roots in the road that could be ground down to make the street more level.

MAINTENANCE, POOL, TENNIS, EXERCISE – Edwards – Golf Club has been doing well. Their membership is up. They identified the pool area as their update focus. The Golf Club has asked the Board to approve the expenses of about \$105,000. Our Colony share is about \$30,000. Edwards asks that the board approve the Golf Club's request. The following year, they hope to renovate the tennis courts (with pickle ball and bocce ball). He moved that this pool project proceed per the contract (Peterson, Conroy). Donckers expressed concern that special projects require funds, and discussed that the Colony is not geared to raise funds. There was more discussion about funding pool this year, and the possibility of tennis courts next year.

Motion passed to honor the Board's agreement re pool project.

Conroy proposed that the rest of this discussion be tabled for now.

NEW MEMBER OUTREACH – Conroy – New Member Outreach – There have been five new transfers this year, but not all are new members.

NMTP – Conroy had a meeting with Tom Craft and he wants the trail map along the dike removed. She is considering about strengthening the verbiage of the signs. Reach out to the funding of the preserve may help determining what the original idea was originally. These are all in a fluid state. Donckers stated that the next step will be to meet county and sheriff people. Edwards raised the question of who owns the dikes. This will be looked into.

OLD BUSINESS –

Memorial Page on Website – Tabled.

Board Recruitment – Standing Committee – Conroy shared a spreadsheet of potential members. She is especially looking for a Treasurer.

HOA Best Practices Project – In process. Kipling and Conroy will reach out to two more HOAs.

Survey of questions to Colony members– It was suggested to use Survey Monkey, perhaps in Best Practices project – Conroy suggested that results be made public at the Homeowners' Meeting.

NEW BUSINESS –

Donckers had a call about a new home's construction noise on Shore Avenue. The crew was trying to make up for lost time and was working on a Saturday morning. There are presently no guidelines about what time of day construction can begin. Scurlock suggested that most sites

are built out now, and did not think that we needed a new rule, but said the county may have “construction hours.”

Member Condolences – Conroy - A sympathy card could be sent to family of someone who has passed away. The Board members will inform the Secretary of a resident passing away, include the addressee and the address where the card should be sent, and the Secretary will send a card.

The next Board meeting will be **Thursday, 11 March 2021, 7 pm**, on ZOOM.

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

Susanne Hollyfield, Secretary