



USELESS BAY COLONY

PO BOX 956, FREELAND, WA 98249

HOMEOWNERS' ASSOCIATION BOARD MEETING

9 February 2023

President Debbie Nordstrom called the ZOOM meeting to order at 5pm.

Present were Bob Bagshaw, Susanne Hollyfield, Debbie Nordstrom, Jake Mast, Lailla Petersen, George Petrie (later stepped out at 5:19), Anne Preston, and Diana Smyth

Absent: Carol Kipling

We welcomed Gordon Bickle, a former Board member, as a guest.

A quorum was present (five or more).

Minutes – Hollyfield – The Minutes from the last Board meeting were unanimously approved.

Treasurer's Report – Petersen – Payables are \$1107. Motion was made, and passed unanimously, to pay the payables, but to withhold Gabelein's check until the beach work is taken care of.

Gabelein has not emptied the porta-potty at the beach. Smyth volunteered to follow up on this.

Petersen said the budget we operate with is actually a year old. Dues that people think they have paid have not even been billed. She would like to have a current budget to eliminate this confusion. Bickle has joined us tonight to help understand that. Bickle said that the dues increase in the past was presented to owners as being \$75 more a year for five years. Over \$30K is now in an account designated for the bill from the Golf Club that still needs to be straightened out.

Dues are being raised again by the Club for the Colony (adjusted for cost-of-living increase, the Consumer Price Index, as provided for in the contract with the Club). Pam (from Edwards and Associates) does the billing and other jobs for us, but must use three different computer programs. Preston noted that we need to identify a person to manage the Colony so the Board can present them at the Annual Meeting as an alternative to the idea of a management company that was presented to owners at the last Annual Meeting.

The Road Repair Estimate from Lakeview was sent as an attachment for the Board to review. The roads were prioritized with the worst first. Ron Donckers was consulted about the timing of water main installation on

Soundview, work to be done prior to that street's paving, but Shore Avenue work has to be paid off first, he said, before Soundview work could begin. Colony road fees will be discussed by the Board another time. We have 423 members and 509 lots. Preston asked if our roads were evaluated for longevity, as a way of knowing the urgency to pave any road. We get a little over \$38k every year for roads from owner road fees. The low-lying lots in Division 7 and sold at auction have no road, and owners there are questioning the Colony requirement to pay road fees. Nordstrom points out that those owners must drive across Colony roads to access their lots, and road fees are justified. Bagshaw pointed out that the county may not even permit building a road due to the wetland character of that area. Bickle was concerned that the Colony may have a duty to build roads, according to our founding documents.

Ambassador Report - Mast and Nordstrom – The Ambassador Program was reviewed and widely approved. Eight volunteers, Colony owners, have stepped forward to date. Not all divisions are presently covered by having a volunteer, so Nordstrom asked Board members to temporarily step up, fill in, and then find a recruit.

Bagshaw said one problem with Division 22 is that not all owners are in the Colony. Petersen has a way to look up who is a member and paying dues, and that might help in finding a recruit.

RE bottom of the Club pool that needs work – Nordstrom has notes on this.

VP Report – Bagshaw – He discussed issues the Colony is having about our basic documents. An inquiry from an owner on Shore Avenue about the height of trees on a property there, and boundary questions, led to his searching for the answer in our founding documents.

In summary, Preston and Bagshaw will be the beginning of a task force to examine CC&Rs, Guidelines, By-Laws, and other organizational documents. We must consider what is in the best interest of the owners and the Colony as a whole, Preston pointed out, as we bring these documents up to date.

President's Report – Nordstrom –

Agreement with Golf Club – Each Colony member pays fees to the Club, plus usage fees of pool, exercise room, and tennis courts, and a percentage of the taxes on the property. Negotiations as to how to restructure these fees are ongoing. A work meeting of the Board will be called to address the specifics and members will have the numbers we need in front of us. We need comparative spreadsheets, Bagshaw said, and he has already prepared them.

OLD BUSINESS –

Finding a Property Manager is a project still ongoing.

The next regularly scheduled meeting will be **9 March 2023**. Meetings are on the second Thursday of each month, but might skip August and December. Working meetings may be called as additional work may determine.

There being no more business, this meeting was adjourned.

Susanne Hollyfield, Secretary