



USELESS BAY COLONY

PO BOX 956, FREELAND, WA 98249

HOMEOWNERS' ASSOCIATION BOARD MEETING

8 February 2024 - revised

The regular meeting of the Board was called to order at 5:00pm by President Nordstrom via ZOOM.

Present: Bob Bagshaw, Susanne Hollyfield, Jake Mast, Debbie Nordstrom, Lailla Petersen, Anne Preston (left at 5:43), Patty Sievers, Diana Smyth, Bob Stewart. Also, Ron Donckers, Past President (left at 5:55).

Absent: No one.

A quorum of 5 was met.

Minutes – Minutes were approved, written by Diana Smyth. (Hollyfield, Bagshaw)

Treasurer's Report – Petersen - UBC has two \$100,000 CDs that mature on March 17, 2024. Their renewal will be discussed at the March Board meeting.

Architectural Committee – Smyth – Building Approval for Nace -

He has plans to build a home with a steel frame for lots 104 and 105 on Soundview and has asked for a variance to do so. Preston asked about the definition of variance and whether the Board had power to grant one if contrary to CC&R or Guidelines. Preston agreed to review CC&Rs and Guidelines to see if it is obvious whether variance is required and/or criteria for approval. Hollyfield pointed out that approving this could be more than a variance, it could set

precedent. If criteria for approval not obvious, then we might need to consult an attorney.

Solar Panel Variance – These are in use in the Colony. The Board did approve this. (Nordstrom, Mast)

Cerny – No update. One bill is now under further review by Nordstrom and Petersen.

Legal – Preston – No update.

Golf Club Agreement – Bagshaw – Report and discussion about Colony/Golf membership. The Ambassador Program will be used to assist in educating homeowners on what their current status is, plus their options if they choose.

Soundview Gate – Bagshaw – Invoice will be sent to Treasure soon, under \$1100. Everything is finished, Bagshaw reported. The gate is 12' across and installation went smoothly. The Board expressed their appreciation to Bob for this project done so well.

There may be a working Board meeting called before the next regularly scheduled Board meeting on **14 March 2024**.

This meeting was adjourned at 6:02pm.

Susanne Hollyfield

Secretary