

USELESS BAY COLONY HOMEOWNERS' ASSOCIATION
MINUTES OF BOARD MEETING via ZOOM
14 January 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.

Guests: Carol Kipling, Nick and Mandi Kunkle (Lot 93, County permits/wetlands/CCRs), Gordon Bickle.

A quorum of five or more was present.

MINUTES – Hollyfield– The November minutes were approved as written.

Nick and Mandi Kunkle – Lot 93, Division 7 (East Soundview, left side) - They shared their plans with the Board. Lot was purchased last August, and they want to improve this area with perc test, etc., to see if it can be developed. Scurlock noted there is an RV in that area, a temporary structure. As there are no plans submitted yet, no perc test, he wondered how that is in compliance with the Master Plan. Nick Kunkel said he is improving the easement, and hoped that was contributing to the ideas of the Master Plan. He has a contractor scheduled for spring. Scurlock was concerned about owners' complaints of an RV as a dwelling. Kunkel maintained that the RV was being used as a base to clear the land or work on the road. Peterson emphasized that never has this been allowed, and that is why residents are opposed to this idea, in opposition to the Master Plan. Scurlock pointed out that there is no building permit and no conformance with Colony guidelines. He said the Colony is in a difficult spot, and that the golf course is lodging objections as well. Kunkel said that much of the intensive work had been done, so staying in the RV on a long-term basis is not going to happen. The camper will be used as a construction trailer. The family will not be there full-time. Kunkle did not want to move the trailer as a practical matter. Scurlock pointed out that a seven-month timeline presented a difficulty with the membership and conformity to guidelines. Conroy wanted to know how Kunkle selected materials for the roadway he built (to bear the weight of the RV and his truck). Scurlock emphasized that the membership was concerned that it looked like a camp spot, and he had no permits. Those core issues don't conform to Colony standards; therefore, the Board cannot support the continuation of the RV remaining in place.

Donckers stated that the Board deals with unauthorized vehicles (boats, trailers) on their lots on an ongoing basis. He read aloud the relevant CCRs for Division 7, and noted that the RV fits

this area of concern. Donckers said the Board would send a letter to Kunkel requesting removal within thirty days from receipt of the letter. Kunkle said this could be accomplished as he sought to find a dry day to remove his RV.

Gordon Bickle – Observing.

Carol Kipling – Observing tonight.

TREASURER'S REPORT – Edwards – We have \$525 K in cash. Three CDs are up for renewal this month. They can be renewed, but Edwards said we need some funds in the Road Fund. Donckers said a resurfacing of Lenz needs to be considered, and estimated about \$20k or so. We are good on general funds, but this year the Golf Club Board will be refurbishing the pool area. This deferred maintenance means that the Board would be liable for about 30% of that, due next year. The Club currently has a member-financing mortgage coming due next January, and has to go to membership first. Tennis courts, pickle ball, and bocce ball assets are going to be improved, hopefully. Therefore, he planned the CD renewals for a year to see what the final numbers will be. He moved that \$50K go to road fund CD and to move \$166K to a general fund CD. Motion passed.

There were eight transfers in December.

Motion passed to pay \$3372.14 in payables. Motion (Hollyfield, Scurlock) passed. Conroy moved that small amounts on financial report less than \$1 be written off. Motion passed.

A member noted that the west end of Discovery Avenue has a big motor home. Edwards warned that we may have to send a letter next month about that.

ARCHITECTURE – Scurlock – There is an RV on Discovery. There has been no significant other activity. The large house on Shore Avenue that burned last year is being worked on now.

ROADS – Dockers – A poor asphalt repair on Lenz will have to be repaired. E. Soundview (bottom of hill) has blackberries growing out into the road. Edwards thought they should be cut back. Conroy hoped to make the Colony more sightly by cutting back the encroachers.

MAINTENANCE, POOL, TENNIS, EXERCISE – Edwards – Tennis/Pickleball – See above re Club plans.

NEW MEMBER OUTREACH – Conroy – She is tracking new owners and talking to people. Year to date has brought two owners here from out-of-state. She commented that owners are upgrading their properties, and not many vacant lots are left. She proposed thinking about the Colony buying the lots, now county-owned, to protect the Colony.

OLD BUSINESS –

Deer Lagoon Road/Non-Motorized Public Trails – Donckers – Conroy will study wording on the signs with the four homes at the end of Soundview. One resident suggested adding “video surveillance, prosecution of violators, leash law” to Colony signs.

Trail plan is still online. The Board will have to go meet with the Commissioners to correct this and determine what is allowable in the wetlands. Some associations have a caretaker to look after their lands. When we need to deal with trespass, it is hard to deal with neighbors. Audubon has been good partners with us, she noted.

There was discussion about leash laws.

Memorial Page on Website – Still to be addressed.

Board Recruitment – Standing Committee – Conroy presented Carol Kipling as interested and very qualified to become a member of the Board.

NEW BUSINESS –

Election Results - The results of the 2020 Annual Meeting (by mail) have been received and tallied. The Board wishes to thank the strong response of our neighbors to the most unique annual meeting in this Board's 30-year memory! Of the slightly more than 400 residences within our boundaries, we had 188 returned. This far exceeds our quorum requirement of about 80 (20%). Both Ron Donckers and Susanne Hollyfield were reelected to a 3-year term. Of the subjects requiring member votes: 2019 Annual Meeting Minutes - passed - 2 against; Annual Budget - passed - 3 against; Waiver of the Annual Audit - passed - 14 against.

GOOD OF THE ORDER – Letter from a resident – They were very appreciative of the Board being attentive to keeping the quality of the Colony and very thankful for the time that takes from those who volunteer to do the work.

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

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

Susanne Hollyfield, Secretary