



USELESS BAY COLONY

PO BOX 956, FREELAND, WA 98249

HOMEOWNERS' ASSOCIATION BOARD MEETING

12 January 2023 - revised

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

Present were Bob Bagshaw, Susanne Hollyfield, Carol Kipling, Debbie Nordstrom, and Lailla Petersen

Attending via ZOOM: Jake Mast, George Petrie, Anne Preston, Diana Smyth

Absent was Joann Quintana.

A quorum was present (five or more).

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

VP Report – Bagshaw – Clogged Drains/Roads/Platform Solution – Owner reported a drain pipe was cracked and falling in. Bagshaw talked about a Good Day online program to deal with situations such as this. His thoughts are prevention techniques as the way to approach this issue. Before the prevention stage, we need to survey the colony and see how many drains there are, and in what condition each is in. He thought about a Useless Bay Volunteer Working Team who could set up from time to time to handle owners' drain requests. Board members liked that idea. Mast suggested owners should check their drains routinely and do preventive maintenance, and thought email alerts would be very useful for this. (Getting the data base together is key for these plans. Communication with homeowners is important for a number of Board projects.)

Town Hall Update – George Petrie - He reported that eight residents attended this meeting, and they seemed pleased with the way this progress is going. Bagshaw thought Petrie's presentation was excellent. (Sign-up sheets were available at the last Annual Meeting.) Nordstrom emphasized that we are working on new ways to communicate with owners in the Colony. There was discussion of possibly having a second Town Hall if needed.

Information for Realtors – Bagshaw - Implemented by Jana Madrigale on our website, this new development sets up a temporary pass for Realtors to find specific information they require to facilitate a purchase or sale in the Colony. This system was approved by the Board.

President's Report - Nordstrom – An empty lot seems to have transient activity. Nordstrom has filed a grievance with the Sheriff, as well as the Island County Code Commissioner.

Preston suggested we let the owners know that they are in violation of the CCRs with certified letters to be sent out at once. Nordstrom agreed to do so.

Letter from Homeowner – Concerned about the Colony placing a lien on his house, an owner paid fees, interest, and penalties. He felt that administrative and filing fees were unfair. This was further discussed among the Board in considering changes to our system. Homeowners' recommendations were accepted. Board recommended to change our practice and to use certified mail with notification of liens.

Agreement with Golf Club - Nordstrom – The Golf Club negotiations were placed on hold with the Colony while they perform a financial audit. Discussion ensued about the relationship of owners to Club. As this develops, there will be more to report. Preston added that we should list what each side brings to the table that the other one wants, and then use this to inform the negotiations. Petersen said our moneys paid to the Club at the end of the year are large, and are being paid on top of every homeowner's dues. The situation is being re-evaluated. Let us figure out what is important to owners before negotiations can go forward, Preston suggested, along with a survey of owners. Discussion ensued and Board members agreed.

Swimming Pool Repairs – Repairs re estimated at over \$200K.

Financial Report – Petersen – Payables are \$1225.51. Motion was made, and passed unanimously, to pay the payables. We are along the lines of where we need to be according to the financial statement. She will be doing a half year report to post online for UBC members.

Architecture Report – Smyth – Hollyfield and Smyth will start working on the fire hydrant project in February. It will involve finding a work crew who can dig out the hydrants that need it, clear vegetation for others, and repaint as necessary.

OLD BUSINESS –

The Club cleaned out a closet that contained many years' worth of old house plans. Nordstrom suggested that these be returned to present-day owners of those properties and that ambassadors (to be part of a new program) might distribute them as they meet residents here.

Homeowner letter – Their cul-de-sac poplar tree having been removed, Nordstrom received an inquiry from owners on Myra Place about their planting a new tree in their cul-de-sac that they can decorate for Christmas. After the street is re-paved, the owners may present a plan for approval to the Board. It was suggested that the new tree candidate, if allowed, be slow-growing and have an ultimate height and root system that will not present a problem again in future years.

CDs – The 4 CDs will not be renewed at this time until we have a determination from the Club as to fees.

H&H properties is allowing thirteen more lots to go to back to the County for non-payment of property taxes.

The next regularly scheduled meeting will be **9 February 2023**. Meetings on the second Thursday of each month, but may 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