

USELESS BAY COLONY HOMEOWNERS' ASSOCIATION  
ANNUAL MEETING  
31 JULY 2021

President Donckers called the regular annual meeting to order at 10:00 am. He reported there has been a turnover of forty homes since our last pre-pandemic meeting, and he welcomed the new members.

Present were Kathleen Conroy, Ron Donckers, Chuck Edwards, Susanne Hollyfield, Carol Kipling, and Kevin Sandri, who were introduced by Donckers.

Absent was Thad McArthur, and Leilla Petersen. David Scurlock has resigned due to his work load.

Guests were Colin Fleming, President of Useless Bay Golf Club, and Perry Lovelace, Bayview Beach Water District.

A quorum of eighty or more was present.

Colin Fleming – President of Useless Bay Golf Club – There is a waiting list for social memberships. Their Board approved overwhelmingly an improvement package to upgrade pool entirely (last done in 1967), and tennis courts (overhaul), with pickleball and bocci ball courts added (for Club members). This will take place over two years. Refinancing will be complete in December, with work to take place in the spring (hopefully).

Perry Lovelace – Bayview Beach Water District Commissioner – 47 is the number of days since the last rain, the record being 55, and set in 2017. About five million gallons a month are pumped out of our gravel aquifer in the summer months. There are 458 houses presently connected to this (it does not water the golf course). This system was built in 1967. He shared infrastructure plans of upgrading hydrants. There are one 7hp and two 25hp pumps, which are original 1967 equipment. This will be about \$125,000. Last year there was a fire in one of the transformers near Shore Avenue, well #1, cost was about \$35,000. Call Whidbey Water Services, Andy Campbell, for water questions. Wells are bring fitted with sensors to determine how long it takes for surface water to reach the aquifer (recharge rate). There are 458 meters in use, and we are licensed for 507. Water news will be posted on UB website.

COMMITTEE REPORTS – Waived.

FINANCIAL – Edwards - He discussed the financial statement. We are in good shape, he noted. The road fund has \$188K. There were about \$10K in transfer fees. The Golf Club provides Colony members with amenities. Our expenses were over-budget due to the pandemic.

Budget/Dues Increase – The Colony has cost-sharing agreement with the Club. As the Club makes improvements, the Colony expense will go up also to meet these obligations. Edwards proposed that annual dues be increased by \$75 in order to keep our assets high.

The ballot to approve the budget were mailed out, and will be posted later.

Waiver of Annual Audit – This was in the mail-out ballot also. Results will be posted later.

NEWSLETTER – Joann Quintana – Community Connection is the newsletter with updates on Colony life. Carol Kipling is also working on this with her. Both are volunteers for the Colony. They had a 40% response rate to their survey. They hoped to repeat this survey at intervals.

WEBSITE – Kathleen Conroy – She thanked our volunteers for today. Volunteerism in different areas was emphasized. Carol Kipling is upgrading the Colony communications. Jan Tapper maintained the old website and worked on getting the old platform to morph into the new one, but going forward, we do need a new website administrator (does not have to be Colony resident).

Present mailing list has 435 emails on it.

Donckers announced the website offerings for T-shirts and tote bags, but this expires in August.

HOA BEST PRACTICES –

SURVEY – Ellen Sargent, Judy Bickle – Survey results – The majority of responding residents are full-time. About 50% use the pool, same for exercise room. The majority like communication by email. Some wanted more social activities for Colony members. Nine respondents expressed interest in being part of Board activity.

OPEN FLOOR – Donckers – One resident proposed a sign about picking up after dogs. This issue should be reported to the County. Short Term Rentals were discussed. Another urged Colony members not to walk on the dike, as it is hard to restrict public access. Another resident said this situation was made so much worse by the County maps online that bring increased traffic. Hiring a land-use attorney was suggested to get the County map off-line. Hiring a guard was also suggested to deal with trespassers. Hikers wearing a Colony shirt would identify residents from trespassers. Looking out for each other was stressed. Clarification of signs could be taken care of in the newsletter.

Donckers pointed out that the Board has been working on this issue for THREE YEARS, for little effect. There will have to be changes, he emphasized, for anything to change for the better. We have dealt with two sets of Commissioners.

Decals are a must for all cars. There may be drugs left on the beach, and dogs have run into trouble there.

DLR PROJECT – Conroy reported an increase in traffic on Colony roads and dikes since the pandemic that includes Diking District #1, thanks to a public online County Non-Motorized Trail Plan.

FOURTH OF JULY (WOODARD PARK) – Woodard Park has had a fraternity atmosphere all day long on the Fourth of July (for the past two years). Trespassers are frequent and rude, considered hazardous to homeowners.

PRIVATE DRIVE GATE (SHORE AVENUE) - A Shore Avenue resident reported a huge increase in traffic and illegal activities, and she proposed a gate for Shore Avenue. Quite a few Shore Avenue residents support this idea. This would be financed by those Shore Avenue residents, not the Colony. It was suggested that there needs to be a committee formed for the purpose of researching this, with all residents polled and the issues worked out.

Conroy pointed out that the Audubon Society is our close ally, due to the importance of the wetland. Diking District #1 is also working with us on this project.

There being no more business, the present meeting was adjourned.

Susanne Hollyfield  
Secretary