

USELESS BAY COLONY HOMEOWNERS' ASSOCIATION
MINUTES OF BOARD MEETING via ZOOM
11 June 2020

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 now required.

Present were Kathleen Conroy, Ron Donckers, Chuck Edwards, Susanne Hollyfield, Thad McArthur, Leila Petersen, and Curtis Pierce, and David Scurlock.

Absent was Lauren Pool.

A quorum of five or more was present.

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

TREASURER'S REPORT – Pool not present – Edwards reviewed the May budget and reported \$35,888 in receivables. (Dues were billed in April.) There is about \$723K in cash, with \$29,942 in expenses. Pool usage fees were a bit higher and exercise room fees were a little lower than usual. Payables were \$29,003. Motion passed to pay the payables. Motion passed to approve the financial report.

UBC '20-'21 Budget Report - Edwards – He discussed that most of this was similar to last year. The exercise room has more cost to maintain health requirements. Hopefully the pool will open soon as the county moves to a new level of opening. This summer's paving is in the next year's budget, as it overlaps the fiscal year.

ARCHITECTURE –Scurlock, McArthur, and Pierce – The committee has a new set of plans for Lot 6 in Cambridge Court. Additionally, McArthur had another set of plans for the Lenz house (that burned several years ago). Scurlock will attempt to get those plans. Conroy asked about a house on Soundview with some remodeling construction going on, but no one knew details about this, and this will be checked out.

The arbor in question on Soundview has been resolved by the owner moving it back from the road so it does not encroach on right-of-way.

ROADS – Dockers – Shore Avenue – Repaving – Every driveway edge at roadside is custom on that road, so the paving company will grind them to make them similar. Speed bumps will also be ground away and rebuilt. The six new speed bumps will be very smooth. This adds \$25K to the original expense. More discussion ensued about location of speed bumps. Motion passed to approve this change order to grind and add speed bumps. Petersen thought it was worth looking at to add a seventh bump at the very end of the road. Scurlock noted that they need to

be evenly spaced to control speed. Motion was amended to include an additional speed bump if thought to be important. Motion passed.

Our offer to pave the apron at the first beach access on Shore Avenue was declined by the residents on either side of it. There was discussion about this also. It was moved to check this out and get an estimate from the asphalt contractor to go ahead and pave this to preserve a uniform look to Shore Avenue. Motion passed.

By Division 15 gate, branches of a fir tree need to be trimmed for the road project, at the east end of Shore.

MAINTENANCE, POOL, TENNIS, EXERCISE – Edwards – Tennis courts are open. Pool may open soon. Property maintenance has been difficult this summer, due to turnover in contractors, and these are difficult to replace.

NEW MEMBER OUTREACH – Welcome Wagon – Conroy – Streamlining Welcome Letters – She spoke of the 2019 class reception which has had to be re-scheduled due to corona virus. She suggested doing this on a weekend around Labor Day. Board members are urged to check their calendars, but of course, this depends on health considerations.

She wants to synchronize her welcome letter to new members to the one that Donckers sends out.

OLD BUSINESS –

Deer Lagoon Road/Non-Motorized Public Trails – Scurlock pointed out that ADA designation for any portion of the trail would require ADA for the entire trail. He will contact the county about that fact.

Oakes letter was reviewed by attorney Mike Waller who said it was fine. Board members were sent copies for review.

Division 15 Signage – Conroy has had discussions with the families in Division 15. Families there are very concerned about bicycles and motorcycles around their property, and the possibility of accidents and trespass is quite distressing. There was a lot of discussion about ideas to pursue. Gating is possibility too, but we are not a divided community, Conroy noted. There was a game plan formulated, which will be refined in the next few days.

Annual Meeting – per attorney Waller – HOAs are governed by annual meeting requirements and must guarantee that any member will be able to hear and speak to be heard. In these times of coronavirus, this could even be video. Social distancing will be a factor in planning, considering the number of owners that might be in attendance. Discussion swirled about using

Woodard Park at our beach and having the capability to include remote members in this Annual Meeting as well. The details of making this happen will be investigated quickly.

NEW BUSINESS –

Kayak/SUP racks -Member Bob Groher, who had originally suggested the idea of kayak and SUP racks at the beach for the use of residents, has since passed away. He will be honored for this accomplishment on the UBC website.

Fireworks for Fourth of July – This is a county issue. However, residents need to be reminded to keep it safe.

The next Board meeting will be **Thursday, 9 July 2020, 7 pm**, on ZOOM, or in person if allowable.

There being no more business, this meeting was adjourned.

Susanne Hollyfield, Secretary