

USELESS BAY COLONY HOMEOWNER'S ASSOCIATION

MINUTES OF BOARD MEETING

10 JUNE 2021

President Donckers called the regular monthly meeting to order at 7:30.

Present were Thad McArthur, Carol Kipling, Kathleen Conroy, Kevin Sandri, Ron Donckers, Lailla Petersen, Dave Scurlock, and Chuck Edwards.

A quorum of five or more was present.

MINUTES - HOLLYFIELD - The May minutes were approved as written.

TREASURER'S REPORT - EDWARDS - Revenue was just over \$550 this month. Expenses were over \$18,000, the bulk was a result of dues owed the U.B. Golf Club. Roughly \$100 of each Colony member's dues are remitted to the Club. Receivables for May were in excess of \$28,000. Payables totaled just over \$16,000. Motion made and seconded to pay the payables (Petersen, Scurlock). Motion passed.

Discussion then turned to the proposed 2021-2022 budget. As a result of our contractual obligations to the Club, we will be facing a large deficit in our financial planning. Their improvements and upgrades to the pool and plans for the tennis courts as well as the cost of usage of the pool and exercise room add about \$100,000 of expense. The following fiscal year will involve tennis court replacement and tiling the pool which will be in the area of \$240,000. Our initial plan is to use our reserve to pay the excess expenses and simultaneously increase our revenue stream (dues and transfer fees) to replenish the reserve funds. We need to research specific remedies and approve a budget to present at the Annual Meeting.

The addition of line items was presented but no decision was agreed upon due to unanswered questions on the future revenue stream.

The idea of obtaining a credit card for the HOA Board was discussed and decided against for reasons of maintaining control oversight to a minimum number of directors.

Lailla Petersen was appointed unanimously to become the Treasurer - a position that has been vacant for over a year. We are fortunate to have Lailla's skills in this area. Thank you!

ARCHITECTURAL REPORT - McARTHUR AND SCURLOCK - There is building and remodeling ongoing in the Colony but a recurring complaint from Thad and Dave is the lack of plans by homeowners. We agreed to make a point of communicating the importance of sending building/improvement plans to the Committee prior to starting construction. The newsletter and the revamped website will be our initial focus.

ROADS - DONCKERS - No resurfacing this season.

POOL, TENNIS, & PROPERTY MAINTENANCE - EDWARDS - No additional after detailed discussion in the Treasurer's report.

NEW MEMBER OUTREACH - CONROY - The New Member welcome will be held this Saturday, June 12th at 4pm at the Club. As many Board members as can make it are welcome. We are in the process of locating the provider of our Colony tote bags as more will be needed.

WEBSITE - KIPLING - The website is ready to go. Many thanks to Carol and volunteers Ellen Sargent and Judy Bickel for their much needed time and effort on this necessary project.

OLD BUSINESS -

The idea of allowing use or sale of Lot X (the lot west of 2099 Shore Ave) was discussed. The Board felt it is better suited to be maintained as an open space. Being 30' wide, it isn't a good fit for any building and shouldn't be an area for parking or storage.

Carol reported the survey of Colony members is ready for mailing. It will utilize Survey Monkey. The Board felt we should be a beta test for the platform prior to emailing to the membership. Once we quickly review and provide input, the survey should follow the newsletter by a week. Each individual will receive a survey, not just one to a household. The results will be presented by Ellen and Judy at the Annual Meeting.

The Board has decided to proceed with cypher gates at key entry points to the dikes. The public foot traffic volume and trespassing has to be minimized. After more than 2 years, we will take action in response to the County activity at the end of Deer Lagoon Road. We will lock the gate at the dike entrance off of the western part of Soundview Dr. Our next gate locations require agreement from some Division 15 homeowners (at the south end of the dikes) and that process has begun. Colony members will be allowed through the gates by obtaining the code from a designated Board member. Additional gates may be necessary but we will link any gating to insure Colony members will be allowed passage.

We will be delaying our HOA best practices project until after the Annual Meeting. We have had many contacts with other Whidbey associations but we have other priorities before collating the information.

The Board had a request for guidelines for beach fires on our beach access areas. It was unanimously decided to **ban beach fires on our beaches**. The danger of an accident is unfair not only to the four houses that border those accesses but it also creates a liability issue for the association.

The next Board meeting will be Thursday, 8 July, at the Club in person at 7pm. Note: No Zoom.

There being no more business, this meeting was adjourned at 9:45 (Edwards, McArthur).

Ron Donckers for

Susanne Hollyfield