



USELESS BAY COLONY

PO BOX 956, FREELAND, WA 98249

HOMEOWNERS' ASSOCIATION BOARD MEETING

8 June 2023 – final

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

Present were Bob Bagshaw, Susanne Hollyfield, Debbie Nordstrom, Anne Preston,
Lailla Petersen

Absent: Jake Mast, George Petrie, and Diana Smyth

Guests were Daunne Zinger and Jerry Bacon

A quorum was present (five or more).

Minutes – Hollyfield – The Minutes from 24 May (revision 3) were approved as corrected. The 11 May Minutes were discussed, and will be resent to Board members for modifications and then email approval.

Roads - Guests: Jerry Bacon and Daunn Zinger – regarding Annual Budget – Captain Vancouver Drive has cracks and other signs of deterioration, according to the pictures he showed the Board. Ongoing maintenance is important he said, and we have been working with a top-notch company, Lakeside Industries. Bacon walked with one of the Lakeside people today. That street gets through-traffic of heavy trucks, and he showed pictures of large cracks present today in the pavement. He was told that timely sealant could preserve the asphalt. Bacon requested an aggressive maintenance of the streets. Nordstrom had a cost estimate for this, about \$6,000. Petersen explained our two sources of road funds. Bacon said other streets also have cracks that need sealing, and pointed out that sealing a crack buys time for the life of the road, thus is cost-saving. He was asking for a policy change for preventive maintenance, and suggested this be routine preventive maintenance. Following their presentation, Bacon and Zinger left the meeting.

Financials – Petersen – Motion (Preston, Bagshaw) passed unanimously to pay the payables, including the dues portion of Golf Club bill but not the rest of it (repairs), pending our final understanding of those expenses.

Draft of UBC 2023-24 Budget Expenses was passed out. Petersen discussed the various categories of expenses. There was much discussion about this before it gets to final form. There will be no payment for Golf Club

repairs yet. Preston moved (seconded Hollyfield) that this budget be approved, with explanation about the division in the budget between Pam's fees and the planned hiring of additional part-time administrative help, and that next year dues be amended by adding road fees. No one was in opposition.

Island Commissioner Letter – Preston – The revision needs to be more like a form letter, and Board members will receive it by email to approve.

Architect Report – Nordstrom – A NO DUMPING sign was installed at the end of Fairway One Place. TMI will survey a lot line adjustment possibility for Cerny property (tree issues). Smyth is communicating with them. There will be no expense to the HOA. Cerny will be offered the opportunity to purchase the adjustment (about 200 square feet) from the HOA.

The new large beach sign will be installed in mid-June.

There will be a special meeting of the Board to discuss the Golf Club agreement.

The Annual Meeting will be **Saturday, 22 July 2023**, at the Clubhouse. Coffee hour is at 9am, the Meeting starts at 10am.

The next regularly scheduled Board meeting will be **Thursday, 13 July 2023**.

There being no more business, this meeting was adjourned at 6:46pm.

Susanne Hollyfield

Secretary