



# USELESS BAY COLONY

PO BOX 956, FREELAND, WA 98249

## HOMEOWNERS' ASSOCIATION BOARD MEETING

10 November 2022 - revised

President Debbie Nordstrom called the meeting to order via Zoom, 5pm.

Present were Bob Bagshaw, Susanne Hollyfield, Debbie Nordstrom, Lailla Petersen, George Petrie, and Diana Smyth.

Guest was Jake Mast, an owner in the Colony who introduced himself to the Board and has volunteered to be an Ambassador for his division.

Absent were Carol Kipling and Joanne Quintana.

A quorum was present (five or more).

**Minutes** – Hollyfield – September and October minutes were approved as written/revised. Annual Meeting minutes will be board approved at the next meeting so they may be posted to the website in January.

Petrie moved and Bagshaw seconded that Jake Mast be asked to join the UBC Board. Motion passed. If Mast accepts, he will serve as a board-appointed Director until the 2023 Annual Meeting when he may be elected.

**Treasurer's Report** – Petersen – She emailed the Treasurer's Report and payable statements to each Board Member. The motion passed (Petrie, Bagshaw) to pay the payables (including the in-question bill for cleaning of Soundview/Gemini, \$772.48).

A question was asked about the CD's which come due the end of January. She explained that one CD is part of the Road Fund and two are part of the Reserve Fund. Reserve funds will be borrowed to help pay for the UBG&CC assessment for the tennis court and pool updates, as necessary. In January, the board will evaluate the CDs and discuss reinvestment strategy.

For January, she will be doing a mid-year evaluation of the budget presented at the 2022 Annual meeting versus year to date. After board review, it will be posted on the private side of the UBC website.

**Architecture** – Diana Smyth – Owners called about branches in the streets. She spoke with Charly about this but wants his estimates first before cleanup.

Smyth and Rick Jones went to see an owner's fence that the owner wants to replace. They see no problem with putting in a 6' side yard replacement fence. There are other property owner reviews in process. Nordstrom cautioned that we will need to check Division CC&Rs, and check with the Golf Club on some issues.

Smyth sent a second letter (certified) to another owner about his infringement of CC&Rs but there has been no response to date. The owner has until 30 November to respond.

Stripes will be added to the speed bumps on Shore Avenue when weather permits.

**Gate Town Hall Meeting** – Petrie – He discussed the access of Colony members across the dike and private property with a slide show to show new signage and illustrate the progress of Division 15 towards enhancing the security and safety of Shore Avenue. The new signs will be up later in November. Safety and security will be discussed with the Colony as well. Bagshaw will support Petrie regarding boundary issues, if any, at the Town Hall. The Board is unanimous in their support of Petrie's Division 15 project.

**Communication to Colony** – Nordstrom – The E-Blast is currently done by Joanne Quintana with her personal data base. The Board wants to run its own UBC member communication data base. UBC uses GoDaddy for its website and will add email to the account for \$60/year. Jana Madrigale will upload and run the Board's data base.

**House Plans/Closet Clean Out** – Nordstrom – She has about 200 original house plans at her house and would like to give them to owners of those properties. These house plans have accumulated through the years of the Board's Architectural Committee work, and were stored in a closet at the Club House, going back to 1968.

**Tree Removal Update** – Nordstrom – Cato will remove two trees in the next few weeks, weather allowing. Bagshaw suggested that if a stump were left, it might be carved by a sculptor. He will explore this possibility.

**Fire Hydrant/Safety (Volunteer)** – The Colony has the responsibility for our 35 fire hydrants to keep them cleared and painted. Nordstrom asked for an inspection soon. Hollyfield will tour these with Fire Chief Terry Ley and report back to the Board. Petersen pointed out that the hydrants along Shore Avenue need to be scraped and painted. Paint is peeling off and there is rust and corrosion that needs to be stopped and new paint added. The hydrants on Shore Ave are yellow. People have kept them cleared so they are visible.

**Property Management Company Update** – Nordstrom – No news yet.

The next Board meeting will be **12 January 2023**. (The Board usually does not convene in December, but Nordstrom may call a meeting if necessary.)

There being no further business, the meeting was adjourned at 5:58 pm.

Susanne Hollyfield

Secretary