



USELESS BAY COLONY

PO BOX 956, FREELAND, WA 98249

HOMEOWNERS' ASSOCIATION BOARD MEETING

27 October 2022

President Debbie Nordstrom called the meeting to order at her home, 5pm.

Present were Bob Bagshaw, Susanne Hollyfield, Debbie Nordstrom, and Diana Smyth.

Attending by ZOOM was Laila Petersen.

Absent were Carol Kipling, Joanne Quintana, and George Petrie.

A quorum was present (five or more).

Minutes – Hollyfield – The Minutes from the last Board meeting were held over for approval for the next Board meeting.

Treasurer's Report – Petersen – Ron Donckers was reimbursed for his ZOOM membership expenses. She talked with Pam to determine our real account balance. We are filing two liens on properties that have not paid Colony fees. There is a land transfer company, Blue Max Home Buyers, that is buying up the no-perc lots and the Colony cannot get transfer fees, road fees, etc. Beware of solicitors! As another issue, the Board reviewed accounts receivable and will further consider fees.

Lien for Collection – Two liens are ready to be taken to the county courthouse.

Architecture – Diana Smyth – Rick Jones is on her committee now (former owner of CASA Homebuilding).

She is working with Shore owners who own are building a home. The new construction meets our requirements, their contractor being familiar with them. They have a storage POD and have asked the Board for permission to store it near the house on a lot they own. The timeline for this was discussed, as other storage on the island is in short supply. This request was approved for one year, with option to renew.

Rick Jones reported a setback less than 20' on a home under construction, but that plan was approved by the Board months ago.

Whidbey Signs in Oak Harbor will get our sign business for the park, Smyth announced.

Charlie who has mowing responsibility for UBC, will take care of clearing fir needles on Gemini (Soundview) as it is steep and slippery, especially in windy and wet weather. This was at the request of an owner who walks with others in this area.

Smyth wrote a letter to an owner about trimming arborvitae with a response deadline of 31 October. If no response, the next letter will be sent certified.

President's Report - Nordstrom –

Tree on Soundview – Removal of fir in middle of Soundview – She checked out two arborists, talked to other professionals as well, and got three bids for removal. The other tree is a poplar on Myra Place. Looking at this from a liability standpoint, Nordstrom talked to neighbors to learn more about their thinking. Cato had the best bid by far.

Peterson, Smyth moved and seconded the motion that both trees be removed by Cato. Motion passed.

Road – Myra would be one of the first roads repaired, after the tree is removed. Lori Drive and Soundview intersection is also on the short list.

Financials/Agreement with Golf Club Update – Nordstrom, Donckers, and Bagshaw met with the Golf Club re contract. All agreed to make it less complicated. There will be another meeting in November. Suggestions were tossed around as to improvements. Nordstrom commented that it was a valuable meeting. No decisions to date, but lots of ideas.

There were two continuing credits on the Receivable Reconciliation. The Board voted to void the checks and put the money (less than \$200) into a saving account. (Bagshaw, Hollyfield)

New signs will be depreciated, Nordstrom stated.

E-Blast Communication – Joanne Quintana handles this – No one else on the Board has access to the site. Bagshaw suggested getting our own space under Board control and with an email capability.

Bagshaw suggested getting back to basics and returning to our long-established ways of interviewing candidates for Board positions, asking for a resume and conducting an interview with Board members.

The Board hope to streamline systems in the future. (For example, sometimes a Colony check goes to the Golf Club.)

Town Hall - There will be a Town Hall meeting by George Petrie re the gate across the dike road. It was the opinion of the Board that we have a meeting before this to prepare, then we will join Petrie in this endeavor.

Vice-President's Report – Policy has long been an issue. There is an intersection between policy, neighborliness, and communication, Bagshaw pointed out. Some divisions have expired CCRs. What authority Guidelines have in replacing CCRs is unclear. Bagshaw emphasized the need for a real estate attorney on the board to help with these issues, and is willing to pursue this project to find someone.

Old Business – Ambassador Program - Jake Mast responded to the Ambassador Program first, from Division 6. Two others responded also. Nordstrom had drawn up a description of the Ambassador Program dealing with various aspects of communication with owners. The Board will pursue this idea to improve communication in the Colony.

New Business –

Modernize Board Business Projects- Bagshaw - Modernizing Board operations – Needs to be clear, simple, easy, Bagshaw shared.

House Plan Lottery – There are many old house plans in the Board’s storage closet. Nordstrom suggested that these should be returned to owners.

Dog Park – On Discovery, there are three lots that Nordstrom proposed as an idea for fencing this to use as a dog park. To be explored.

The next Board meeting will be 10 November 2022.

There being no more business, the meeting was adjourned at 7:07 pm.

Susanne Hollyfield

Secretary