

USELESS BAY COLONY HOMEOWNERS' ASSOCIATION
MINUTES OF BOARD MEETING via ZOOM
11 March 2021

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 still required.

Present were Kathleen Conroy, Ron Donckers, Chuck Edwards, Susanne Hollyfield, Carol Kipling (see below), Thad McArthur, Lailla Peterson, and Dave Scurlock.

A quorum of five or more was present.

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

There was a motion made to appoint Carol Kipling to the Board for a year. It passed unanimously.

TREASURER'S REPORT – Edwards – We have \$492 K in cash. There are a few accounts payable. The dues will be billed in April and will cover the shortage this month.

There have been six transfers so far this year. One transfer last month.

Motion passed to pay \$2187.24 in payables. Motion (Hollyfield, McArthur) passed. There is still a bill outstanding for clearing up lower Soundview. Peterson moved that the outstanding bill be approved for up to \$500 when the bill comes in.

We are being assessed by Diking District #1. Whether Diking District #4 can tax us is to be determined (beach lot).

ARCHITECTURE – Scurlock and McArthur – Scurlock reported he had conversations with a homeowner about submitting their plans before they build (Vancouver at Soundview). A house is being built on the lagoon side of Shore Avenue, and there have been no plans yet submitted. This is a requirement of the Colony!

McArthur made his tour and noticed a RV on Deer Lagoon. There are a couple of trailers in the neighborhood. The motor home is still at the end of Soundview.

The yard signs at three addresses were removed since last month, thanks to letters and persuasive conversation.

Kipling will review letters that go to owners about issues in the future.

Attorney Waller addressed the issues concerning the mobile home at the end of Soundview in prior conversation. The Colony cannot go onto anyone's land without their permission. The

ground is dry enough for a four-wheel drive truck to pull it out. The Kunkles stated some time ago that they will use their own resources to remove the trailer. Scurlock wants to send a letter stating removal and a deadline, as it has been more than thirty days after their deadline. Simmons Towing could pull it out for \$250. This needs to go into a letter. However, the last letter sent certified was never picked up. Scurlock moved that a potential bill be approved for \$250 plus tax, if that becomes necessary. Edwards proposed talking to Kunkles and figuring this out via email. Donckers suggested that we tell them the Board will remove it at no cost to him and get it to the end of the pavement. The motion was to email Kunkles and advise them we will move it for them, but owners need to be present, for this, in agreement. Conroy will review this email, and Donckers will send the Board that email. Motion passed unanimously.

ROADS – Dockers – East Soundview is cleaned up of encroaching plants.

MAINTENANCE, POOL, TENNIS, EXERCISE – Edwards – The Club is moving forward with their plans for improvements, including the pool. Last year they received about \$250K in retention credits.

NEW MEMBER OUTREACH – Conroy – New Member Outreach – She would like to get the New Owner's Classes together, and is considering a get together for Class of '20 and Class of '19, perhaps in an outside gathering. Edwards and Scurlock favored putting the two classes together into one event. Conroy will investigate possibilities and keep everyone in the loop.

OLD BUSINESS –

DLR/NMTP – Commissioner Melanie Bacon meeting will be coming up with Conroy to get the map updated, discussing the implications of the public intrusion.

Conroy walked the Dike with Mike Hawley (former sheriff) to see what can be done. They want the current sheriff to give his input. The documents used to establish the Preserve made it very clear that the use was very limited, passive use like bird viewing. She has done investigating as to what is really allowable in the wetlands, and who has authority over them.

There were paddleboarders in the wetlands recently.

Diking District One will have good input with the county on this topic. Donckers asked who really owns Diking District Four. This is not public property. If the district owns it, then members of the district have the right to use that property and its assets. Scurlock noted that the diking district is landlocked, with only access across private property. This concept will be pursued.

Conroy proposed the ownership issue be tabled in the interest of time. Donckers may take this on his own. He thought most of Shore Avenue was in the district four.

Memorial Page on Website – Tabled and without progress.

Board Recruitment – Standing Committee – Conroy shared a spreadsheet of potential members. She is especially looking for a Treasurer. She has a couple of possibilities in mind, including diversity in skills and geographical location. She will talk about this on agenda next month.

HOA Best Practices Project – Five communities have been polled to date. Conroy suggested a general meeting with Commissioner Bacon next year.

NEW BUSINESS –

Annual Homeowners' Meeting – **Saturday, 24 July 2021** – Hopeful. Conroy proposed releasing survey results at the annual meeting.

The next Board meeting will be **Thursday, 8 April 2021, 7 pm**, on ZOOM.

There being no more business, this meeting was adjourned (Hollyfield, Edwards).

Susanne Hollyfield, Secretary