



USELESS BAY COLONY

PO BOX 956, FREELAND, WA 98249

HOMEOWNERS' ASSOCIATION BOARD MEETING

17 March 2023

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

Present were Susanne Hollyfield, Debbie Nordstrom, Jake Mast (left at 6pm), Laila Petersen, George Petrie (later stepped out at 5:45), Anne Preston, and Diana Smyth

Absent: Bob Bagshaw, Carol Kipling

We welcomed Fawn Swanson, Ambassador, who visited us this evening.

A quorum was present (five or more).

Minutes – Hollyfield – The Minutes from the last Board meeting were unanimously approved. (Note: The February Minutes were approved between Board meetings by email. Approved Minutes and an Addendum (attached) were necessary to take to SaviBank to get new CDs. See below.)

Ambassador Program – Mast – He met with our new ambassadors a couple of weeks ago, and thanked Petrie for also being there to help fill in information. Ambassadors' names will be put on the website so owners can communicate with neighbor ambassadors for current Colony information. There will be another meeting soon.

Treasurer's Report – Petersen – Payables are \$1494.25. Motion was made, and passed unanimously, to pay these usual payables. (Anne, Diana)

Petersen suggested that she will be glad to attend the next Ambassador meeting to explain what our dues are used for.

We are able to pay the Golf Club for our part of operating costs, \$42,366.57. These items will be discussed apart from our usual bills. There was a motion by (Petersen, Preston) to hold off paying the HOA portion of Club's operating expenses bill, until review of the Board's finances and obligations are completed. We will withhold fees for club updates until the audit by Nordstrom and Petersen is completed. Motion passed.

The HOA billing goes out in April, so we will have funds coming in.

Last year the HOA got billed for upgrades by the Club. Petersen has identified those and placed into a separate account for ease of tracking. Preston cautioned to look carefully at every bill and that the Board operate with requiring notice of advance approval from Club of bills over \$5K, according to our By-Laws. Nordstrom said that review of contractual obligations is ongoing and we need to resolve the present submitted bills, hopefully within 30 days.

Petersen moved that Nordstrom and Hollyfield, with Peterson be signatories on the SaviBank Savings account.

Petersen moved to put the road funds at Heritage Bank. Seconded by Petrie, the motion passed.

(Our savings are at SaviBank. Our operating account is at Heritage Bank.) After the last Board meeting, it was decided that new CDs would be purchased at SaviBank, and this was done by getting email approval votes, also approving the February Minutes, and listing those Board members who voted to approve the purchase of the CDs.

Petersen said Club has raised dues for HOA to \$115.27, but thinks we can stay within our budget. We will vote in July for a budget that we do not collect until the following year.

Petrie is in favor of increasing dues 8% to cover inflation and stay ahead, with respect to the reserve fund. Nordstrom suggested we wait to vote on this increase until we get more information, and we will have this in later March. Petersen and Preston agreed we need another working meeting.

Architectural Committee – Smythe – Erosion has occurred on Caddy Place. A meeting with the homeowner, HOA, and Golf Club will occur next week to determine the origin of the problem and how to remediate this. One septic drainage lot has trees that owners are now complaining about. Preston noted it is very expensive to take out trees, and the Board cannot reasonably be getting into elective tree removal.

President's Report - Nordstrom

RE Blue Tent – Nordstrom gave a report about the serving of notices to the occupant of the Blue Tent on Soundview. This was done on 16 March 2023, with several individuals from Island County assisting. The Health Department is now involved as well.

Preston noted that the Board might look into Board action on this matter. Nordstrom pointed out the costs to move against him may exceed the value of the lot. Preston said the CC&RRs are being violated and the Board has a responsibility to stop this, and avoid setting a precedent.

H&H Update – The lots along Fairway Place are wetlands. A homeowner on Fairway has requested that the cul-de-sac be paved. H&H wants an easement to cross our roads there, with a house on one side and drain field on the other. At the end of that road, there is presently wrongful dumping in the brush.

All the lots owned by H&H on Soundview will go back to the county in a year. Preston suggested that we consider what options may exist regarding those lots and the future.

The next regularly scheduled meeting will be **13 April 2023**. Working meetings may be called as additional work may determine.

There being no more business, this meeting was adjourned.

Susanne Hollyfield, Secretary