

**USELESS BAY COLONY HOMEOWNERS' ASSOCIATION**  
**MINUTES OF BOARD MEETING via ZOOM**  
**14 May 2020**

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 now required.

Present were Kathleen Conroy, Ron Donckers, Chuck Edwards, Susanne Hollyfield, Thad McArthur, Leila Petersen, and Curtis Pierce.

Absent were Lauren Pool and David Scurlock.

A quorum of five or more was present.

MINUTES – Hollyfield– The February minutes were approved. There were no Board meetings in March and April.

TREASURER'S REPORT – Pool not present – Edwards reviewed the April budget and reported \$130,057.76 in receivables. (Dues were billed in April.) There were four transfers in April, two in May, eight for the year to date, totaling \$4,750 in transfer fees.

Motion passed to pay the payables of \$9,176.82

Election Results – Edwards - The mail-in re-votes from last Annual Meeting were counted by Edwards, Donckers, and Hollyfield. For the Audit Waiver: 227 yes, 156 no. For The By Law Change, 214 yes, 61 no.

ROADS – Dockers – Shore Avenue – There are a number of cracks in the asphalt and the integrity of the street requires a repaving job. The paving company is putting their plan together to start soon, and will go from Colony posts in the street to Division 15. The long-range plan next year is to do Captain Vancouver. Soundview will be the last paved, after water pipes are replaced there by water district.

Conroy asked about putting in a speedbump at the Shore Avenue posts to enforce the idea that that is a private area. The county will be asked to move a property sign closer to the road for more visibility. There are five speedbumps on Shore and this has been built into the asphaltting bid.

Decals – Donckers has a log of about 40 vehicles at Woodard Park not displaying decals. There was discussion about how many decals each resident gets as kids/guests come for summer. There was a decision to watch this if it gets to be a problem, and we can address this later.

ARCHITECTURE –Scurlock, McArthur, and Pierce – Pierce reported on carport construction on Soundview that is too close to right-of-way, nearly to the street. This could be a precedent not in accordance with setbacks if allowed, Conroy noted. This cannot be in the Colony right-of-way. Edwards moved that the owner be notified that there can be no permanent structure in the right-of-way. Motion passed. Donckers said that the Colony defaults to county standards as to where a structure can be built, and that is 20' from the road. Donckers will meet with the owner to discuss this.

Conroy addressed a letter about boats and campers being kept in yards. She noted that Donckers was very diplomatic in addressing the issues at hand.

RE tree on Soundview – The tree is healthy, a Colony asset, and removing it sets a precedent to the detriment of the Colony. It was moved and seconded to save this tree, and this was unanimous.

The Melindy (formerly burned) house does not have plans yet. There is an email from a prospective buyer to use the old plans for rebuilding, as they had been approved in a prior time.

MAINTENANCE, POOL, TENNIS, EXERCISE – Edwards – When the pool is allowed to be opened, signing-in will be required of all participants (as usual), and will also serve as a way to ensure contact tracing, if necessary.

Pool usage fees were over \$22K in April. The count proved higher than expected for the past summer, but was in line with other years.

With preparations toward opening the pool (when allowed by the State), some things need to be done ahead of time (chemicals, water heating, staffing, etc.), and the Club asked our Board to share in those expenses. Edwards recommended that we get back to Club re our contract and usage agreement. If there were opening expenses incurred, but the pool did not open, we would offer to pay for our ratio of opening costs according to the 2019 pool usage ratio expenses. The exercise room is still closed. The motion passed to offer to pay pre-opening expenses according to the above plan.

Ron Donckers, Chuck Edwards, and others pitching in and doing a lot of work in the Exercise Room translated into about \$3600 in savings for the Colony.

On the website, Donckers proposed noting that spaces are available for kayaks.

NEW MEMBER OUTREACH – Welcome Wagon – Conroy – April and May receptions have been cancelled for class of 2019 due to the pandemic. She will keep us posted if the times change to allow that again.

Now, for new owners in the Colony, Conroy drops off her welcome bag and letter instead of knocking on doors. She will coordinate her letter in the future with what Edwards sends out with Donckers' signature.

#### OLD BUSINESS –

Deer Lagoon Road/Non-Motorized Public Trails – Conroy has updates, and displayed a book Getting to the Water's Edge. Various groups are still showing connectors across Colony property. She talked of the idea like a "ski pass" that might serve to identify Colony members v. public users. Volume along the outer dike is greatly increasing. There was more discussion about solutions, and how to deal with trespass. She thought after Memorial Day the issues would worsen as the crowds increase.

Donckers suggested an off-line meeting with the families of Division 15 as the Board time is not generating a solution for them.

Scurlock re ADA Impact – Everything from ADA parking spot to place on trail would have to be ADA compliant, he asserted in a letter, and therefore not feasible for the county.

Donckers moved that Parcel Purchase discussion be removed from the agenda. Motion quickly passed.

#### NEW BUSINESS –

Oakes letter – Donckers - This will be resent to the Board. It is to inform the county that their aspirational access to our Colony private land is permanently not approved.

As the July Annual Meeting cannot occur in the usual way, Edwards suggested that we consult our attorney as to how to lawfully conduct business, and prepare the membership for a different way this year of doing our work. We have to have a budget approved, elections, audit waived, and our regular annual business and communication.

The next Board meeting will be **Thursday, 11 June 2020, 7 pm**, on ZOOM.

There being no more business, the meeting was adjourned.

Susanne Hollyfield, Secretary