

USELESS BAY COLONY HOMEOWNERS' ASSOCIATION
MINUTES OF BOARD MEETING via ZOOM
13 May 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, Thad McArthur, and Lailla Petersen, new Board member Kevin Sandri, and David Scurlock.

A quorum of five or more was present.

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

TREASURER'S REPORT – Edwards – We have \$567 K in cash. The dues were billed in April, and has generated May's income. Nearly \$100 of each fee collected goes to Club per agreement.

Membership is now at 407, as some owners are selling extra lots. There were four more transfers in April. Edwards discussed the possibility of having to increase dues as inflation, Colony obligation to Club projects, and increased expenses may necessitate a revision for the first time in years.

The tennis courts' expense will include complete rehabilitation of playing surfaces, but it is uncertain when the Club will be doing this project. By the time of the Annual Meeting, the Colony should know this date.

Besides work on the pool itself, the deck also needs doing. No money has been spent on pool or tennis courts for many years, Edward commented.

Petersen wanted to know what that increase in dues may be, but this will require more study of options. Variations on the idea of dues increase were discussed. The facilities do need upgrading, and a dues increase will help with the Colony's cash flow. Conroy proposed that questions be listed and that in the next meeting, finalize the Budget. Transfer fees were mentioned as a source of income. Petersen will check By-Laws for Special Assessment Possibilities. There was lengthy discussion about making transfer fees a percentage of sale price, instead of fixed fee. Kipling and Conroy will research this.

Conroy asked about line items that may be considered in later discussions of the Budget.

Motion passed to pay the payables of \$25,416 (Donckers, Petersen).

ARCHITECTURE –McArthur and Scurlock –

Level of Enforcement questions:

- 1) Donckers thanked Conroy and Kipling for interceding in the ongoing hedge issue. They did not think there was a CCR violation. The complainant feels that there IS. McArthur thought that no vegetation should be disturbed as there is a high bluff to consider, and three board members feel there is no issue here. The complainant's subject property is not in the Colony, and the Board decided the complainant had no standing to bring his complaint to the Board. Donckers will forward complainant's letter to Board members via email. Petersen and Donckers will draft a letter to the complainant.
- 2) Hillis tree encroachment – Hillis owner can cut any part of Mills' owner tree that overhangs his property. It will be recommended that he call the county about this issue.

Scurlock mentioned the FEMA letter. Donckers summarized the County letter about the County being out of compliance, or all owners will be unable to purchase FEMA insurance, and must additionally pay a penalty surcharge. We will know more about this in the Fall.

ROADS – Dockers – There will be no work done this year on Roads. Next year the lower part of Lenz will be addressed, and the corner of Lenz/Hillis.

Lot X, located between 2099 and 2105 Shore Avenue, is about 30' wide and an owner inquired about purchasing it for overflow parking for his guests (near # 2099, two lots east on Shore Avenue). Conroy suggested no action today, but to do due diligence on the entire issue, including community input.

MAINTENANCE, POOL, TENNIS, EXERCISE – Edwards – Pool renovations are moving along and should be ready by the end of the month. There have also been two more mowings of the right-of-way.

NEW MEMBER OUTREACH – Conroy – New Member Outreach – Save the date for Newcomer's Reception, at the Club, **Saturday, 12 June, 3-5pm, or 4:00 to 5:30**. She wants to find out from Club about CDC requirements for this reception. She has considered shortening time, to 4:00 to 5:30, if possible. She will continue to recruit potential Board members from New Members, aiming for more diversity.

HOA Best Practices – No new news at this time.

OLD BUSINESS –

Deer Lagoon Road – Kipling reported that the path along Deer Lagoon Road is suddenly being redone. Today the County is moving forward with their ADA plan for a path and dumping trucks full of gravel at the intersection of the trails. Donckers noted that the County is

unresponsive to the overwhelming opposition of many people, and no notice was given for today's actions. Further discussion was offline.

NEW BUSINESS -

New Colony Website – Kipling – She will have a closed site so only members can access our detailed information. Conroy asked for Kipling's ideas to be forwarded to Board members. It will be much more secure and private, very up to date. Conroy suggested a line item in the Budget for Website Administration. Kipling said this will be a good tool for communication. There will be a newsletter every other month, can carry conversations from members, and keep owners updated.

In-Person Board Meetings – Donckers – Conroy noted the convenience for maximum number of people via Zoom. Donckers proposed a hybrid meeting, in person and also via Zoom for those that cannot be present.

Survey – Kipling has met with two other members who aired their feelings about Colony life, and will do this again. We will hear the “voices we have not heard” (Donckers) to make it more responsive to membership.

Club Improvement Plans – Conroy wants to know what our members are interested in.

Annual Homeowners' Meeting – **Saturday, 31 July 2021**. Social hour begins at 9am, and the meeting will be called to order at 10am. Donckers asked for each member's summary by next month. He will also have a water district representative and do a mailing later in the month. Edwards suggested having a Golf Club member explain what the Club improvements will entail for all the Colony.

The next Board meeting will be **Thursday, 10 June 2021, 7 pm**, in person and with ZOOM (for those who cannot attend in person).

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

Susanne Hollyfield, Secretary