



# USELESS BAY COLONY

PO BOX 956, FREELAND, WA 98249

## HOMEOWNERS' ASSOCIATION BOARD MEETING

11 May 2023

Regular Meeting Started Via Zoom 5:02PM

Present: Lailla Petersen, Bob Bagshaw, Diana Smyth, Debbie Nordstrom, Jake Mast, Carol Kipling

Absent: Anne Preston, George Petrie, Susanne Hollyfield

April Minutes were amended to change the verbiage in the paragraph stating, Nordstrom, Bagshaw, and Pierce will work on lots going back to Island County and placed for sale.

"Auction" replaced "sale".

Petersen made a motion to approve the amended, revised minutes. Bagshaw 2nd motion.

Motion Passed. April minutes approved.

### **Ambassador Program** - Mast/Nordstrom

Meeting will be at the club house for all ambassadors that can attend, for a meet and greet.

They will be updated on what is current at the Colony, and what to expect looking forward this year. Petersen has offered to be a guest speaker at the meeting to educate the ambassadors on the dues and where they go and what they pay for. Mast, has recommended a pie chart or some kind of visual to assist them visually. Discussion ensued, Bagshaw offered assistance in this arena.

Meeting scheduled for May 28th at 9 AM. at Golf Club.

Petersen had a meeting with Gordon Bickel, May 9th. They spent 3 hours going over the financials for both the golf club and Colony. There is clearer understanding of the financials, and how they are being billed to us from the Golf Club. Bickel to review the financials that we have been given with the Golf Club, to verify some of the numbers.

Petersen and Bickel also had a healthy discussion of the drain fields and irrigation ditches in the Colony. He will be providing Petersen with a map. Several board members requested a copy of this map.

## **Architect Committee - Diana Smyth**

Smyth explained verbally the proposal on the table for Cerny property. Discussion around the proposal with comments and suggestions from all. Board recommended Cerny provide a title report for the Colony property at his expense, to ensure there is not a drain field involved in the proposal, and to make sure there would be enough setback of the septic drain field, so no future problems could or would occur. Board further recommended a hold harmless from Cerny and property to the Colony.

Park specs for Useless Bay Colony Park were discussed. A few questions were answered. Park sign will look just like the entrance signs or very close to, of course with the proper specs to the park. It will be at eye level for easy reading and notice. Cost: \$4,800.00 and change. The word GUESTS was to be removed.

Smyth made a motion to approve the sign to be made and 50% deposit.  
Kipling second motion.  
Motion passed unanimously.

Smyth discussed a No Dumping sign at end of Fairway Place. Mast made a motion to approve a sign not to exceed \$500.00 including installation.  
Petersen second motion.  
Motion passed unanimously.

Smyth reviewed all fire plugs in Colony. Some need more work to expose them, so firefighters can use their wrenches. More work needs to be done by Roberto to get these fireplugs properly exposed for Safety. Members gave full approval to continue the good work.

## **VP Report - Bagshaw**

Bagshaw working on a solution with H and H to avoid empty lots going back to Island County for tax seizure and future auction. Bagshaw in excellent communication with H and H. All vacant lots have had their back taxes paid and brought up to current. H & H, Bagshaw will be working with the Colony and Golf Club to discuss alternate options for these lots. Suggestion made that Bagshaw notify President of Golf Club Olmstead, he may wish to involve the Golf Grounds Committee, who may need extra lots for storage or another purpose.

**Audubon Letter** - Bagshaw working with Audubon Society in preserving Deer Lagoon and will continue his work with Petrie on drafting a letter to create a stance on the Dike Road. Petrie is Ambassador for Division 15.

## **Treasurer - Petersen**

\$8,929.07 bills to be paid as follows: \$39.39/garbage \$115.64, power \$1,947.00, insurance \$2,054.60, Chuck Edwards office \$5,772.44 Dues to UBGC. 50% of sign expense for Park was added to bills to be paid.  
Kipling Motion to pay bills/Smyth 2nd motion  
Motion Passed to pay bills.

Petersen made a motion to post the Golf Agreement to the colony Website. Kipling seconded the motion. Motion passed unanimously.

**President report - Nordstrom**

Vasu still working on the lawsuit in the Colony. He is working hard to find some kind of resolution for all parties. Board will just wait to hear progress as it happens. Copy of email from Vasu sent to all board members.

Luce has a copy of our Golf Agreement for review. He will make some edits and recommendations and should have a copy of this for us next week sometime.

The waterfront park and upper colony will have security for a few hours in the upcoming Memorial Day Weekend event. Le Cuyer - Ambassador will also get the A boards out for the park as well.

Meeting adjourned at 6:38 PM.

Minutes taken by Debbie Nordstrom for Susanne Hollyfield, Secretary.