



USELESS BAY COLONY

PO BOX 956, FREELAND, WA 98249

HOMEOWNERS' ASSOCIATION BOARD MEETING

10 May 2024

The special meeting of the Board was called to order at 3 pm by President Nordstrom at the Useless Bay Golf Clubhouse. Colony members were invited to join us to meet the members of our new professional management team at Windermere. Members in attendance will register as this is a formal meeting. (Attached will be the sign-in sheet.)

Present: Bob Bagshaw, Susanne Hollyfield, Debbie Nordstrom, Jake Mast, Lailla Petersen, Patty Sievers.

Absent: Anne Preston, Diana Smyth, and Bob Stewart

A quorum of five was met.

President Nordstrom –

Golf Club Agreement – Negotiations are going on. The Golf Club Agreement is posted on the UBC website. It expires at the end of 2025 if not negotiated and renewed.

Property Management Agreement – Christina from Windermere Management Company is here to talk about our transition to professional management.

Minutes – Minutes of the last meeting were approved as revised.

Guest Speaker – Christina Rhoades

Intro to Company – She spoke of complications and complexities of this community and its original documents, resulting in a longer on-boarding process than usual. We must operate under the laws of the state. We also need a reserve study.

Reserve Study – Soon state law will require a reserve study, so the proposal is to do it now. It will look ahead 30 years to determine needs and expense. This will help plan for road repairs, as their costs continue to escalate.

There will be one RCW 64.90 coming from the state in 2028 that will govern all HOAs.

Treasurer Petersen – 2024-2025 Draft Budget – Treasurer proposed that we pay the bills totaling \$6,230.18, everything except the invoice to the Golf Club (Bagshaw moved, Mast seconded). Motion carried.

Copies of the draft budget were distributed to attendees. The 2024-25 budget supports a fee for the management team. Petersen reviewed the proposal line by line. Our reserve fund is where it needs to be, Petersen says. The budget total is \$255,640.00.

Roads – The roads will have their own road fund.

Homeowner Comments – There was much discussion around agenda issues. About forty residents were in attendance. One resident suggested Dark Sky Principles to be on the Annual Meeting agenda.

Next Meeting – 6 June 2024.

Adjournment – The meeting adjourned at 3:53 pm.

Susanne Hollyfield

Secretary