



USELESS BAY COLONY

PO BOX 956, FREELAND, WA 98249

HOMEOWNERS' ASSOCIATION ANNUAL BOARD MEETING

30 July 2022 - revised

Acting President Debbie Nordstrom called the meeting to order at the Club House, 10 am.

Present were Bob Bagshaw, Susanne Hollyfield, Carol Kipling, Debbie Nordstrom, Lailla Petersen, George Petrie, and Diana Smyth.

Absent was Joann Quintana.

A quorum was present.

Board members were introduced to the membership. Nordstrom announced that there would be no open microphone opportunity, but there were questions asked by membership. Concerns of attendees could be put into the Suggestion Box and would be addressed soon by various Board members.

Minutes - The Minutes from the 29 June 2021 Annual Meeting were approved as written.

Debbie Nordstrom -

Woodard Park – Now renamed Useless Bay Colony Beach, to re-emphasize private ownership (the public needs to understand it is private).

Golf Club Contract - Expiring in less than three years, it allows homeowners to use swimming pool, exercise room, and tennis courts. Nordstrom noted that there are a few resident “bad actors” whose behavior might influence that contract, such as those who allow their dogs on the golf course, or those who walk the pathways at any time. She encouraged observation of the course’s rules, in hopes the Club will understand that homeowners want to be good neighbors, and to have a contract to the best benefit of both sides.

Acorn Property Management –The fee for administrative services would be about \$1628/monthly (\$19,536/annual) when we become a client in January. (Edwards and Associates) would fill in from now until the first of the year with these services until Acorn can begin. Gradually, Acorn might take on additional services and maintenance, and fees may increase as well.

The scope of jobs is yet to be determined For Acorn. The Board will work on what the Colony needs will be.

Safety and Security - Bob Bagshaw – He spoke about having security at the beach for Memorial Day weekend. He emphasized that trespassers on the dikes and between houses have been an issue for a while. After many efforts to get maps changed (Open Street Map), we succeeded in getting maps changed, off of public access, and revised to show private property.

We met with Commissioner Bacon and others to figure out where cameras may be placed along trails. One is up and running. New versions of this idea will have improved cell service.

The handout, a records request from the County, was discussed. The Incident Report Summary for UBC showed only a few incidents over the past several years.

The wetlands have an “aquatic” designation now by the state and county. We need to meet with Audubon to discuss that this means for us, as this is a very important bird sanctuary in this area.

Safety and Security – George Petrie – Also has been working with others for a year re Open Street Maps and trespassers on private property. Walking and biking trails have caused a lot of tension and have caused a lot of work for this group. He spoke about a gate at the end of the dike that would sometimes be open to homeowners. Tidelands will always remain open. There was ensuing discussion about prescriptive easements for the protection of private property and public use.

Kathleen Conroy asked if the Colony had been given access, and Petrie responded, “yes, verbally and in writing.”

Treasurer’s Report - Lailla Petersen - Our long-term CPA, Chuck Edwards, has retired and is no longer on the Board. He handled financial and administrative issues over many years for the Board, and now the Board must pick this up and go forward.

There will be an increase in 2023 homeowners’ dues to \$550 annually (which includes pool and tennis court upgrades). Discussion ensued over this between Petersen and Gordon Bickle as to what the extra costs are and what this includes.

RE Contract with Board/Golf Club – expires in less than three years. Colony has two reserve funds, one for Roads and one for Operations. Soundview Drive will be the next pavement project (next year or so, and following Lenz) after new water lines are replaced at some point by Bayview Beach Water.

Architecture – Diana Smyth – Four large Colony entrance signs will be refurbished, and this will be accomplished in about two weeks.

Colony Park – Gabelein is still the best price for maintaining the porta-potty. The park will be cleaned up, and the underground leak will be fixed so there will be water. There are two new picnic tables, and this brought a welcome response from the membership.

As there was no more business, the meeting was adjourned.

Susanne Hollyfield

Secretary

