

USELESS BAY COLONY HOMEOWNERS' ASSOCIATION
MINUTES OF BOARD MEETING via ZOOM
8 October 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, and Thad McArthur, and Curtis Pierce. Dave Scurlock joined later.

Absent was Lailla Peterson.

A quorum of five or more was present.

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

TREASURER'S REPORT – Edwards – We have \$530K in cash. The balance sheet is in good shape. Not much is different this month. Seven owners still have not paid, and they will be lienied in November if their accounts are not paid by then.

Motion passed to pay \$5213 in payables. Motion (Hollyfield, McArthur) passed to approve the financial report.

ARCHITECTURE – McArthur and Pierce reported. McArthur said there are a few boats still parked. There is also a motor home parked at a residence.

ROADS – Dockers – Nothing to report. A couple of stop signs were replaced.

MAINTENANCE, POOL, TENNIS, EXERCISE – Edwards – Two lots were mowed and he has new mowing personnel. The Golf Club is long-range planning, he reports, and wants to improve tennis courts. This is exploratory now, but may be coming. They are also looking at the pool house, and this may be considered for major work as well.

NEW MEMBER OUTREACH – Welcome Wagon – Conroy – Donckers said there may be an outreach meeting in the spring, if restrictions lift. Conroy is doing walk-about for introduction to new members and to give them a tote bag and information about the Colony. She will emphasize getting their emails and suggesting Board service. She continues to explore the possibility of branded merchandise for UBC.

OLD BUSINESS –

Deer Lagoon Road/Non-Motorized Public Trails – Donckers – There is not much action on this lately. There are a few stakes in the ground on Shore Avenue, but there has been no contact with Commissioners. There is the problem of enforcement and hopes to find solutions in partnership with Commissioners and Sheriffs. Conroy will do further research as to when this shall happen.

Memorial Page on Website – Still to be addressed.

Right-of-Way Parking – The Master Plan says there shall be no parking on Colony right-of-way. However, there is a long precedent of not enforcing this over the years. This includes not only storing vehicles, but simply parking and long-term parking. Hollyfield suggested a letter to membership stating this problem and getting feedback on what owners want.

Establishment of Committee to suggest nominees to Board positions – Curtis Pierce is resigning from the Board for now.

Parking on Colony Right-of-Way – There are several vehicles currently parking for an extended period of time on the right-of-way. This mainly concerns actions by residents, who use the Colony right-of-way as a storage space for their extra vehicle. It was suggested that the owners be contacted as this situation is covered by our Master Plan. However, it was decided that the membership be polled on this matter to find out how they think about

Conroy brought up Best Practices of HOAs on the Island – We are a maturing association, most lots are built out, and it might be useful to see how other associations are solving their problems similar to ours. This data-gathering may help inform us how we set and enforce policies. Hollyfield suggested that data-gathering be paired (in a letter) with an ask for new Board members. Conroy wants to learn how other Island HOAs operate, and what are the incentives and the enforcements to smooth operation.

Board Recruitment and a Standing Committee – Conroy suggests a unified presentation by the Board towards finding and recruiting new members.

ANNUAL MEETING – Cancelled due to pandemic - Preparations for mailing are underway. Two Board members are up for re-election, plus Colony issues. There will be input from the Water Board. Summaries of the past year will be included from committee heads. There will be an agenda, a ballot, and the letter/questionnaire about parking in the right-of-way and other issues, and brief committee reports. These will be compiled within the next two weeks.

NEW BUSINESS – Division 15 (end of Shore Avenue) – Owners will install a gate to prevent public incursion onto their properties. They would like the endorsement of the Board. The

Board members were all comfortable with this idea. This letter of endorsement will be mailed with the packet.

The next Board meeting will be **Thursday, 12 November, 7 pm**, on ZOOM.

There being no more business, this meeting was adjourned (Hollyfield, everyone seconded).

Susanne Hollyfield, Secretary