



USELESS BAY COLONY

PO BOX 956, FREELAND, WA 98249

USELESS BAY COLONY BOARD MEETING

12 Oct 2023

The Regular Board Meeting at the Useless Bay Golf and Country Club Clubhouse was called to order at 5:03 pm by President Debbie Nordstrom.

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

Absent: Diana Smyth

Guest: Ron Donckers, Past President of Board

A quorum of 5 was met.

Previous Minutes were approved as revised.

President's Report – Nordstrom – Nordstrom has persistently pursued Island County about the “blue tarp” property in the Colony. It is expected that they will take action due to unpaid taxes and other concerns.

Discovery Road – Drainage issues persist there and homeowners are complaining about water. There will be a letter sent to owners telling what we have done to bring the situation current and encourage them to maintain it going forward.

Golf Club – Pool resurfacing costs and two replacement pumps expenses have not been presented to the Board yet.

Website Update - Jana Madrigale has made this a very user-friendly site. Now divisions within the Colony are color-coded. Click on a plat and find your neighbors!

New Board Member – Bob Stewart – on Shore Avenue, with extensive professional background. He will be invited to the November Board meeting for an interview.

ARCHITECTURE COMMITTEE – Smyth – Not present – Nordstrom in place

Cerny Project Offer – Caddy Place – Cerny purchased his land and built his house six years ago, but his house and driveway were partially built on neighboring property.

The Golf Club helped him with some drainage issues. He wants to own the land around his driveway, and approached the Board with several options. One option provided that portions of land on either side of driveway, a total 1,295 square feet, would give a straight boundary line could be sold to him. He could take down trees there as he wishes. (The County has changed the lot line adjustment rules in January 2023.) The trimmed-off adjacent lots would still be large enough for future development at a later date, according to TMI surveyors. There will be no expenses to UBC, as Cerny would pay \$2,955 to UBC, a calculated rate for the land. Nordstrom moved that we accept Cerny's request for that option at buyer's full expense and contingent on his getting a plat alignment and full release of claims by Cerny against UBC. Bagshaw seconded. Motion passed unanimously.

Patty Sievers – H&H is asking that Tract 998 (Division 17) be gifted to UBC. This land-locked parcel serves as a drain field for five homes on Lenz. Preston wants recipient owners to care for this, their own drain field, at their own cost. Preston moves that Tract 998 be gifted to UBC contingent upon a confirmation of sole responsibility by adjacent homeowners. Bagshaw seconded. Motion passed unanimously.

TREASURER'S REPORT – Petersen – UBC financials – Payables are \$141,243.20. Motion to pay (Nordstrom, Hollyfield) the payables passed.

Petersen discussed our accounts and wants to place money in CDs. She moved that we purchase two CDs, two for six months, staggered, \$50K and \$50K each one). Hollyfield seconded. Motion passed.

Bagshaw – re Gordon Bickel – Ongoing communications about his questions about the UBC Budget and a report about usage of a \$75 fee. Bickel has requested more answers about the budget. Nordstrom suggested responding to his texts in red text for brevity and clarity.

Golf Agreement – Bagshaw gave an update on continuing negotiations with the Golf Club.

Preston– She gave a report on other outstanding issues.

Jake Mast – Ambassador Program – Sievers will partner with Mast on a social event for Ambassadors. Further, Mast will distribute the old house plans from years ago to present owners.

The next regular Board meeting will be **9 November 2023** at 5pm.

There being no further business, the meeting was adjourned at 6:45 pm.

Susanne Hollyfield
Secretary

