



# USELESS BAY COLONY

PO BOX 956, FREELAND, WA 98249

## USELESS BAY COLONY BOARD MEETING

14 Sept 2023 - Revised

The Regular Board Meeting at the Useless Bay Golf and Country Club Clubhouse was called to order at 5:02pm by Bob Bagshaw, VP.

Present: Bob Bagshaw, Susanne Hollyfield, Lailla Petersen, Anne Preston, Patty Sievers, Diana Smyth

Absent: Jake Mast, Debbie Nordstrom

A quorum of 5 was met.

Guest: Karen Brooks (5797 Capt. Vancouver)

Previous Minutes were approved as written.

**PRESIDENT'S REPORT** – Nordstrom – Beachfront property access – Discussion of warning signs to be posted on UBC beach park lots and walking along the beach and logs within the boundary of the UBC beach lots. Preston and Smyth will work on warning signs to be posted as soon as possible. (Use At Your Own Risk, for example) There will be further investigation and discussion about beach access issues and shoreline management rules.

**TREASURER'S REPORT** – Petersen – UBC financials – Payables are \$12,001.10. Motion to pay (Preston, Hollyfield) the payables passed.

**Federal Tax Return** has been filed.

**Road Asphalt Work** - We are still waiting for completions of road asphalt work and do not have a final bill for this summer projects.

**UBC dues and road fee options** – Petersen discussed Road Assessment Fees. Preston will investigate the language of the CCRs on this issue, division by division.

## **ARCHITECTURE COMMITTEE – Smyth –**

**Cerny Project Offer – Caddy Place** - A proposal was discussed about giving Cerny an easement for his concrete driveway. (Trees along this strip on UBC property are also an issue.) Other possibilities were discussed, and due to more questions, the Board will continue to explore all options to get to resolutions.

UBC Division 7 Lot 36: There was a motion to allow the Useless Bay Golf and Country Club to dump, compact and level dirt to improve an erosion issue along the north and east sides of Lot 36. There will be a ditch with rocks to improve water drainage from the golf course thru UBC property and to maintain the bank along the lot edges. Motion passed. (Smyth, Bagshaw)

**Karen Brooks - Drainage on Capt. Vancouver** – Guest Karen Brooks attended this Board meeting to report flooding in her basement and water on the road that she reports turns to ice in the winter. She believes this is caused by a downhill neighbor's right-of-way drainage ditch. A picture and description of pooling during a light shower had been sent to Board members prior to this meeting. She also brought more pictures to illustrate her points.

She built her home in 2008. Over the years, she reports that subsequent neighbor owners have not maintained the right-of-way drainage ditch and culvert below her property. She seeks a solution to this problem.

She fielded questions from Board members. Bagshaw will meet with her to look at this situation in person and investigate the drainage of the neighbor's right-of-way in order to propose a solution.

Karen also mentioned the problems with oversized trucks using UBC private roads to service the golf course. Hollyfield also noted that tandem sand trucks have been going down Hillis Drive for years, traversing the right-of-way to the Golf Course and dumping sand.

**Diking District 4 Meeting** – Lailla Petersen and Patty Sievers attended the meeting on September 13. The person who was at the meeting for Diking District 4 is Connie Bowers, P. E. Her title is: Director/County Engineer - Public Works. Office phone: 360-679-7346 Email: [ConnieB@islandcountywa.gov](mailto:ConnieB@islandcountywa.gov)

**LEGAL** – Preston - **Vasu letter** – Not much new news. Preston was provided input on history related to guidelines and other matters to pass on the attorney.

**Kunkle** – An ongoing issue at this time. Nordstrom continues to actively engage the County to obtain a satisfactory resolution.

**COLONY MEMBER ISSUES** – Bagshaw – He has designed a template to track how the Board responds to significant members complaints. This will serve as a historical record for future Boards to follow. For select issues, it will give Owners reasons why a decision was reached.

## **NEW ITEMS FOR UBC 2023 – 2024 –**

**By-Laws-** By-Law Committee of Bagshaw, Preston, Petersen, Hollyfield will pursue this, going forward.

**UBC - GOLF CLUB LAISON AND AGREEMENT NEGOTIATION**– The negotiating committee is Bagshaw, Nordstrom and Donkers. Ongoing and future priorities to be determined for negotiating plan being

formulated. The Board is actively involved and sets the strategy for the negotiating committee, Preston emphasized. There was discussion and support for a survey or the Ambassadors helping the Board learn what owner's priorities are, and increase the understanding throughout the Colony of the historical relationship with the Golf and Country Club.

The next regular Board meeting will be **12 October 2023** at 5pm.

There being no further business, the meeting was adjourned at 7:15.

Susanne Hollyfield  
Secretary

**Further Notes and Reports:** As there was a lot of business but the Board ran out of time, the following reports will be incorporated as a note or an attachment to the Minutes:

**Signs – Smyth** - To date we have replaced the following:

Two stop signs & posts at Deer Lagoon @ Soundview and Lori (2x),

Captain Vancouver just off Useless Bay Road,

SLOW DOWN and 20 mph (sign only) on Hillis Drive, with new post.

All are set in concrete.

Another beach sign like Mrs. Peabody's will be ordered designating private beach areas and a Caution sign when we decide verbiage.

I requested that the Woodard Park sign be removed.