



# USELESS BAY COLONY

PO BOX 956, FREELAND, WA 98249

## HOMEOWNERS' ASSOCIATION BOARD MEETING

10 February 2022 - revised

Kathleen Conroy called the regular meeting to order via ZOOM.

Present were Kathleen Conroy, Chuck Edwards, Susanne Hollyfield, Carol Kipling, Debbie Nordstrom, Lailla Petersen, and Kevin Sandri.

A quorum was present (four or more).

**Minutes** - January minutes were approved as written.

**Treasurer's Report** – Petersen – Motion to pay the payables of \$1185.81 passed. She asked for a motion to pay Club \$74,585 for Colony dues (pool, gym, tennis court costs). Motion passed.

There was one transfer in the last month.

**Architectural and Property Report** – Sandri – He is expecting a couple of plans coming in for fencing on two properties. RE Woodard Park – Jim Ives will take on the Porta Potty issue. It needs to be tucked away. Steve Boyle will do custodial duties. Day-to-day management will be on a volunteer basis by those in the area. Conroy wanted to arrange for some type of security for Fourth of July. This is another idea in progress, ongoing work will be reported back to the Board.

**Road Maintenance and UBG&CC** – Edwards – He and Donckers will meet with Curt Gordon to schedule asphalt repair on Lenz.

**Member Communications** – Kipling - – Newsletters and our website are being updated by volunteers, a job very appreciated by the Board and enjoyed by the Colony.

### NEW BUSINESS-

**IC NMTP, Gating, Trespassing Issues**- Petersen – She discussed the results of the recent survey done of Shore Avenue residents. The results were about evenly split between wanting a gate for Shore or not. A majority likes everything the way it is. This will be studied more over the next month.

Bob Bagshaw – Data collection re trespassing – Trespassing and tsunami warnings – Is there an approach that will be beneficial to the community? Levels of security include personal, home, community. He spoke about

using a cell camera as a possible solution to trespassing. Goal is to observe those going down Shore Avenue – walking and in vehicles. Cameras will track this. Cost factors: camera and mounting systems, cell service, data analysis, maintenance, possibility of theft, maybe some software. This will take coordinating with Sheriff. There are various approaches to this, he noted. Edwards asked some hypothetical questions about how to discern legitimate walkers from true trespassers. Nordstrom was primarily concerned with security and safety. Petersen liked the gate idea. This will be discussed with the security committee. Findings would be presented to the Board. Sandri was in favor of placing cameras in the area of where theft occurs. Nordstrom asked who would have access to camera data. Motion passed to go to beta testing.

**Signage** – The Lovelaces did a pictorial inventory of Colony signage. This signage improvement project will be updated and a proposal presented to the Board next month.

**Articles of Incorporation and By-Laws Updating** – Kate Rowan is leading this project. Hollyfield will report to the Board next month the progress to date. The Good Neighbor Policy will be revised, feedback from the Board to Conroy in two weeks.

clarifying our contractual obligations to the Golf Club. A lot of discussion ensued. Edwards moved that the Golf Club's May proposal for improvements be approved. (Colony money is due to the Club next February.) VOTE: 5 for, 1 opposed, 1 abstained.

Our dues increase over four years will replenish our reserves.

**UBC contract with Club** - Edwards – He is the Board liaison to the Golf Club. He attached documents earlier to his written presentation

**Selling lot on Shore Avenue** – tabled until next time.

The next meeting will be **11 March 2022**, via ZOOM.

There being no more business, the present meeting was unanimously adjourned.

Susanne Hollyfield

Secretary