



USELESS BAY COLONY

PO BOX 956, FREELAND, WA 98249

HOMEOWNERS' ASSOCIATION BOARD MEETING

13 January 2022

Kathleen Conroy called the regular meeting to order via ZOOM.

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

New Member Debbie Nordstrom joined the meeting later.

A quorum was present (four or more).

Minutes - November minutes were approved as written.

Treasurer's Report – Petersen – The general fund has over \$150K. Four CDs need to be approved for renewal. Edwards said they needed to be renewed for one year, as we will need liquid funds for February of next year. Interest rates will be going up this year, and he recommends one year renewal for all of them. The motion to do this carried. Motion to pay payables of \$1574.94 also carried.

Petersen proposed raising dues for road fund. Edwards noted we had approved the budget last summer which was also approved at the Annual Meeting. In four months, we will begin planning for next year's increases.

There was one transfer in November.

Architectural and Property Report – Sandri – A new fence has gone up on corner of Capt. Vancouver and Useless Bay Avenue. There is no architectural news to report.

RE Woodard Park – The equipment, boats/boards, left there needs to be removed. We can send email to owners, with notice to Sheriff, that we plan to remove and store them, suggested Sandri. Discussion ensued about renting these spaces (with a notice in the newsletter) and keeping track of owners of the boards. There will be more thought about allocation of spaces. Every boat/board needs to be registered with the Colony.

Donckers will continue to handle the trashcans at the beach, with Sandri as a back-up.

It was decided to remove or lock-up the porta-potty for six months of the year and save money. Sandri will check into this.

Pool, Tennis, and Road Maintenance – Edwards – He found no problems at Ward and Soundview. Sandri said it was not much.

Lenz/Hillis intersection paving was scheduled for this year to fix a corner.

Edwards suggested that pickleball people should confer with tennis court people so lines get drawn on the tennis courts. There is time to work on this issue, and much discussion followed.

Board Development and New Owner Outreach – Conroy – She introduced the Board to our newest member, Debbie Nordstrom. Conroy is still looking for two more Board members, and this will be noted in the Newsletter.

Member Communication and Newsletter - Kipling reported that a Newsletter is coming, with updates and ideas.

Articles of Incorporation and By-Laws Updating – Communications is a difficulty among residents on Shore Avenue. Petersen announced a directory for owners on Shore Avenue to relieve this. Kipling suggested that other areas might do this too. Kate Rowan is in charge of this project, with thanks to the work Petersen has done to get this in digital format. Our CC&Rs are very different from each other, and Edwards warned that when a set of CC&Rs expired, it was dead, no renewal.

Lot 24 used to be part of the Colony long ago, but is not in the Golf Club/Colony Contract, so is not now in the Colony.

HOA Management Options – Still under discussion.

Signage, Shore Avenue Committee, Island County Sheriff - Conroy - Signage was damaged on the dike and will be replaced. This signage refresh has been researched and all signs will be repaired and updated. The group working on a Shore Avenue gate project will resume this month. Conroy recommended continuing a good relationship with the Audubon Society, who is working on some restoration of habitat by the dike. She discussed using cameras as part of the plan to see who travels there, a data collection project.

The groups we work with do not want advertising about their areas, hoping to preserve their properties' privacy.

The next Board meeting will be **10 February, 2022**.

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

Susanne Hollyfield

Secretary

