



USELESS BAY COLONY

PO BOX 956, FREELAND, WA 98249

HOMEOWNERS' ASSOCIATION BOARD MEETING

14 July 2022

Acting President Debbie Nordstrom called the meeting to order at the Club House, 5:06 pm.

Present were Bob Bagshaw, Susanne Hollyfield, Carol Kipling, Debbie Nordstrom, Joann Quintana, and George Petrie, and Diana Smyth.

Absent were Katheen Conroy and Lailla Petersen.

Minutes - The Minutes from the 29 June meeting were approved as written.

Acorn Property Management – Mary, their representative – The fee would be \$1628/monthly (\$19,536/annual) when if become a client in January. They are affiliated with Alliance Bank. Pam (Edwards and Associates) would fill in from now until then. Gradually, they might take on additional services.

Nordstrom asked for the Board to approve Acorn (Petrie, Quintanta) was unanimous.

Auction of H&H Properties on July 26 – Lots of Division 7, likely unbuildable lots, have been put up for sale by the County. Discussion followed about the history of those lots and possibilities as to what to do with them. Bagshaw has investigated the various sides of this project. The timeline is very short on this. Bagshaw will pursue the registration (Petrie, Petersen) if necessary.

Colony signs – H&H no longer wants to maintain signs. Petrie proposed asking for an easement so UBC can maintain them.

Budget – Petersen – The dues have been increased so we can pay off the tennis court obligation within three years. This is in lieu of a special assessment. This budget has gone out to homeowners. We are waiting for the bill on tennis courts.

She also brought the year-end report, and emphasized the we must select a CPA as Edwards is retiring. Motion to pay the payables (Bagshaw, Smyth) passed.

Water Craft/Beach Access – Nordstrom has identified that there is not enough room for water craft. Proposed additional storage, a lottery system, deposits were all discussed. Petrie proposed two new racks (Kipling seconded), and this passed. They will be about \$800 each.

Entrance Signs/Maintenance - Smyth – Pressure washing the entrance signs that need to be cleaned,, or washed with cleaner. Quintana noted that there four signs at Hillis and Millman.

ByLaws and Articles of Incorporation – Hollyfield – Will be addressed after the Annual Meeting.

Trails Report, Safety and Security - Bagshaw – There will be cameras at the park and the entry point to Deer Lagoon. Of nine trails identified online, six have been corrected.

Facebook Page – Nordstrom suggested this as a way of staying in touch. Discussion about who would do this, more discussion about how it works.

CC&Rs – Division 1,2,4,8, and 9 are expired.

Fourth of July - Bagshaw – He reported that fireworks were not allowed the night after the Fourth, and convinced violators to leave so as to avoid trouble then. Bagshaw reported that there were no issues at Woodard Park.

Garden Club – In order to take care of the areas about the entrance signs, it was discussed to for a volunteer group to maintain the plant areas.

Annual Meeting Duties – Petersen and Kipling are taking care of this. Various Board Members will be speaking on various subjects as assigned.

Woodard Park Name Change – To be announced at the Annual Meeting.

Annual Homeowners' Meeting – At the Clubhouse, **Saturday, 30 July 2022, 10am**, with Coffee Hour at 9am.

Nordstrom announced that there would be no new Board members added until after the Annual Meeting.

The next regular Board meeting is **30 July 2022, immediately after the Annual Meeting.**

As there was no more business, the meeting was adjourned.

Susanne Hollyfield

Secretary

The Special Board Meeting minutes of 23 May 2022 were approved as written. (Kipling, Bagshaw)

Treasurer - Petersen – Not Present – Nordstrom reviewed the report. The Village at Useless Bay bill would not be paid until the Board understands what that bill is for. The rest of the bills will be paid. Motion passed (Petrie, Kipling).

Fence Dispute – Progress is ongoing to solve this. We tendered our claim to the insurance company, and received a letter dated 15 April 2022 saying this case was accepted, so matters are going ahead. Copies of all documents have been given to the Board. Our insurance company's attorney, and the opposing attorney, will meet with Board members onsite on 16 May to gather more facts.

Holiday Security for Holidays – It is difficult to find security to monitor Woodard Park for the Fourth of July. Shore Avenue resident LeCuyer is pursuing this. Discussion ensued about liability for the Board. Security on Memorial Day went well. This project is ongoing.

Picnic Tables, Woodard Park – Motion to buy two picnic tables (Petrie, Kipling) passed. A name change of Woodard Park to Useless Bay Colony Beach was proposed, and the motion passed. (Petrie, Kipling)

Signage - There were recommendations from the committee re improving signs. The Board approved funding previously. Trespass mitigation was initiated by a past Board president. Petrie proposed implementing the recommendations of Pelican Brief, moving forward on funding. He had handouts showing proposed sign types in an ad campaign. How to raise the money for this is the next issue. Petrie wanted to spread the cost among all homeowners, and to increase dues every year.

Quintana recalled how quiet the Colony used to be, and knows islanders who have walked in and enjoyed this area for years. She emphasized working with Audubon and using signage to quiet down areas that would apply to others who care about the wildlife. She also spoke of a Class A wetland owned by the Club that was being dumped on. Nordstrom suggested calling the Club to solve this. Also, Nordstrom said that she drove

around the colony today looking at right-of-way areas and the aprons (grass areas of lots abutting street) of every street, to better understand mowing requirements.

Architecture Committee - Diana Smyth was proposed for this by Bagshaw. (Bagshaw, Hollyfield) Motion passed, that she will be a Board member and on the Architecture Committee.

UBG&CC – Bagshaw, Nordstrom, and Donckers met with the Golf Club to discuss modification of the existing contract. It was unhurried, Bagshaw noted, and boils down to math. There will be another meeting in the Fall to work on this. Discounts for some are also going to be studied, the Golf Club said. Bagshaw will go through the old 2015 agreement to map out what all the charges are and will compare that with the Golf Club's analysis.

Nordstrom also stated that she was going to ask the membership for a financial audit.

Assets - Motion to state fixed assets on the balance sheet (Petrie, Quintana) passed.

Property Management Company candidates – Nordstrom - Two companies are in contention. One is having some staffing issues right now. The other will be closely looked at before any decision is made. Colony money would remain on-island, in any case.

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