



USELESS BAY COLONY

PO BOX 956, FREELAND, WA 98249

HOMEOWNERS' ASSOCIATION SPECIAL BOARD MEETING- REVISED

29 June 2022

Acting President Debbie Nordstrom called the meeting to order on Zoom, 6 pm.

Present were Bob Bagshaw, Susanne Hollyfield, Debbie Nordstrom, and Lailla Petersen, and Diana Smyth.

Absent were Katheen Conroy, Carol Kipling, Joann Quintana, George Petrie.

A quorum was present (five or more).

Minutes - The Board Meeting minutes of 10 May 2022 were approved with the following corrections: 1) Discussion about the new name of Woodard Park to Useless Bay Colony Beach was proposed and approved.

2) Date of next meeting is **14 July 2022**.

Minutes were then approved. (Bagshaw, Hollyfield).

Picnic Tables – Steve Boyle proposed tables and his building of them. These are made of recycled materials and should last a long time. \$3215.77 was the total cost with tax and shipping. Motion to approve this (Petersen, Bagshaw) passed.

Budget – Nordstrom clarified our budget for the benefit of our new Board member, Diana Smyth. She has interviewed an island company, Acorn Property Management, for the job of managing our HOA. They will take on our association on a limited basis.

Further discussion ensued about transfer fees, and the need for simplification.

Smyth asked about auto-pay as an option with the new company, and Nordstrom will check on this idea.

There is a line item for street lights on Soundview. The Colony pays the bill, and the residents reimburse.

Gardening and Mowing - A discussion of equitable distribution of funds between Shore Avenue and the Upper Area was worked on, and line items were accurately re-named with adjustments. Bob Bagshaw volunteered to get the tree report from Arbor Dreams and work with them regarding a tree that has long been in the middle of the road on Soundview. Landscape Maintenance will be the line item that covers mowing and landscape questions for the Colony.

Communications – ZOOM fees will be removed, GoDaddy has to be kept as that is where we post minutes. Public Relations fees were discussed. Bagshaw wanted to involve the Audubon Society about the aquatic designation of Deer Lagoon. The funds were left there in Public Relations for the unforeseen.

8.40% will be the Cost-of-Living Increase for Colony fees to the Club for the coming year. There will also be usage fees for Club facilities to be paid every year. There was a line item added for a full audit.

There was a long discussion about road fees. It was decided to leave road fees at \$75/lot. Petersen will send map and ownership information out to everyone. New assessment information, including that of tennis courts, will be shared at the Annual Meeting, and the history of how we got here will be reviewed with owners.

Nordstrom explained that there are some “bad actor” owners that may make negotiations more difficult with the Club. These are owner/neighbors that dump their clippings in inappropriate places, allow their dogs to run on the golf course, and are poor neighbors in other ways. Bagshaw emphasized that we need a consistent communication with owners.

RE transfer fees: UBC splits the cost of transfer fees between seller and buyer. It was decided to keep the fee at \$250. Lien fees have gone up. It was moved to discuss lien fees at the regular meeting on 14 July 2022, as filing costs have risen with the county.

It was hoped that the revised By Laws could have been brought to the Annual Meeting, as our volunteer Kate Rowan worked on them in the spring. However, a couple of Board and other legal matters took precedence over the By Laws project. This will be continued and brought to the Annual Meeting next year.

The next regular Board meeting is in person at the Club on **14 July 2022**.

There being no more business, the meeting was adjourned.

Susanne Hollyfield

Secretary