



# USELESS BAY COLONY

PO BOX 956, FREELAND, WA 98249

## HOMEOWNERS' ASSOCIATION BOARD MEETING

9 June 2022

Acting President Debbie Nordstrom called the meeting to order at the Club House, 5:09 pm.

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

Absent were Katheen Conroy and Lailla Petersen.

A quorum was present (five or more).

**Minutes** - 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.

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

The next regular Board meeting is **14 July 2022**.

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

Susanne Hollyfield

Secretary