



Useless Bay Colony Board of Directors

Jerry McKenna –President
David Berkey – Vice President/ACC
Bob Bagshaw – Past President
Susanne Hollyfield – Secretary
Cathy Twitchell – Treasurer
Anne Preston – Legal Affairs
Carol Kipling – Communications
John Zevenbergen – Technology

USELESS BAY COLONY ASSOCIATION

Board Meeting – Zoom
21 April 2026
Revised

President Jerry McKenna called the Board meeting to order at 4:25 pm via Zoom. This follows a half-hour community-member input opportunity with the Board which began at 4:01 pm.

Board Members Present –Bob Bagshaw, David Berkey, Susanne Hollyfield, Carol Kipling, Jerry McKenna, and Anne Preston, Cathy Twitchell

Absent – John Zevenbegen

Also present – Christina Rhoades, Windermere Property Management, with Sabryna Holt

A quorum of five was met.

The Minutes of the March meeting were approved unanimously.

Architectural - Berkey – One owner wants to trim vegetation on adjacent lots belonging to the Colony. Berkey will meet with him to discuss the extent of owner's idea of trimming.

Another owner has corrected his architectural plans plan to show a 6' setback on his new construction, so he has a green light from the Architectural Committee to build. Berry bushes need attention in hard-to-reach places along Lenz. Berkey and Kipling will work to solve this. One UBC entrance sign is on private property, and Berkey will proceed with maintenance solutions and access.



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HOA Selection Committee for Property Management - Bagshaw did a presentation of candidates reviewed for Property Management of the Colony, as Windermere is no longer doing property management after 30 April. Six candidates were considered and three were chosen. Bagshaw reviewed the criteria and questions that each company was asked. Our team spent many hours on this selection process and more than an hour with each of the three finalists.

NAVIGATE was chosen for multiple reasons. They seemed best equipped to manage a large HOA and have teams of supporting personnel. Ease of transition was a major concern, and NAVIGATE checked that box, as Sabrina and Christina, their new hires, have spent months with us as Windermere managers. NAVIGATE offered the best fees for the Colony guaranteed for the next two years, the same rates as we have been paying for the past two years. Preston wanted to make sure that UBC can still have approval of the lawyer who will represent us.

McKenna emphasized that it is especially important for the Colony to have an easy transition with a company whose sole business is property management. Windermere had given notice that their last day with us would be 30 April.

A motion was made to accept NAVIGATE as our new HOA management company. (Berkey, Kipling). With great appreciation to our selection committee of three (Bagshaw, Berkey, and McKenna), this unanimously passed.

Discussion only until the end of the meeting.

There being no more business, this meeting ended at 5:18.

The Annual Meeting will be held on **Saturday, 18 July 2026**. Coffee hour is at 9am, Annual Meeting at 10am.

Susanne Hollyfield, Secretary