



**Useless Bay Colony Board of Directors
2023 - 2024 Annual Meeting**

Bob Bagshaw – President
Jerry McKenna – Vice President
Susanne Hollyfield – Secretary
Bob Stewart – Treasurer
Jake Mast – Architectural Review
– Ambassador Program
David Berkey – Roads, Culverts & Grounds
Anne Preston – Legal Aspects
Janet Raulerson – Communications
John Zevenbergen - Organization

USELESS BAY COLONY ASSOCIATION

**Board Meeting
22 April 2025, 5pm via Zoom**

President Bob Bagshaw called the regular Board meeting to order at 5:06 pm on Zoom.

Board Members – Bob Bagshaw, David Berkey, Susanne Hollyfield, Jerry Mckenna, Janet Raulerson, and Bob Stewart.

Also present – Christina Rhoades, Windermere Property Management

Absent were Jake Mast, Anne Preston, and John Zevenbergen.

A quorum of five was met.

Minutes for November – Hollyfield – The March Minutes were approved as written.

Finance – Bob Stewart and Christina Rhoades –

Draft (Provisional) Budget – Leins were discussed and will be put into effect soon. Division 14 will pay dues if penalties are removed. Motion to waive their late fees passed (Stewart, Berkey). Div 14 (and 16) documents do clearly state that each resident is responsible for their own dues.

INSERT Christina's notes.

Operating expenses – nothing new here. Provisional budget was discussed at the last meeting. Division 14 fees will be waived. There are no modifications to the budget.



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Cash Account - Stewart - One account was moved from Savi to Peoples' Bank. He discussed the resent banking situation and is in no hurry to change banks (short term view) and recommends no action to change banks at this time. Motion to maintain present relationship with banks passed.

Dunbabin tree removal project (Discovery/Useless Bay Road) – no news. The original estimate for removal was \$2400, and the Board offered half.
Lenz Issue – Bagshaw looked at this. We do not mow an individual's right of way. Further discussion ensued about right-of-way mowing, and the expense associated with this, a contractor being licensed, insured, and bonded. A new contractor will be called very soon, as the motion was made and passed.

The Club sent a breakdown of Colony expenses to Windemere, re exercise room, pool maintenance and tennis court, for \$37,000. This needs to be paid as it is old business. Motion to approve process payment of this passed, subject to proper documentation being provided (McKenna, Stewart).

Berkey discussed signage and their need for sprucing up, mostly at the beach, not a big expense.

No information on the audit report.

Reserve report – This has corrected streets now.

Communications – McKenna, Raulerson, and Berkey – Christina sent a newsletter in the Board packet. Discussion about what to include then ensued. This would be posted on our website and to anybody with an account. Email is preferable, said Stewart. Our website is uselessbaycolony.com. This has blog posts, Minutes, FAQs, and additional tabs. Motion was made to pay our Go Daddy for '25-'26, and it carried. Christina thinks that the website will give a lot of information to owners before the next Annual Meeting.



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Ambassador Program – Still going.

Honey Bucket is our new service provider at the beach, providing services twice a month. Creative Residential is responsible for the interior and exterior cleanup.

Coming elections of Board Members at the Annual Meeting will prompt present members to step up and run again, and new candidates to join in the governance of the Colony.

The next regularly scheduled Board meeting is **20 May 2025, 5pm PDT via Zoom**. The Annual Meeting will be **26 July 2025**, 9am for coffee and rolls, 10 am for the Meeting at the Clubhouse.

There being no more business, this meeting was concluded at 6:50 pm.

Susanne Hollyfield



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