



## 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

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## USELESS BAY COLONY ASSOCIATION

Board Meeting, August 15<sup>th</sup>, 2024 @ 6:30pm  
Revised

1. Bob Bagshaw called the regular Board meeting to order at 6:30
2. **Roll Call:**
  - a. Board Members Present – Bob Bagshaw, David Berkey (left at 7:43), Susanne Hollyfield, Jerry McKenna, Jake Mast, Janet Raulerson, Bob Stewart, John Zevenbergen (joined at 6:45).
  - b. Absent – Anne Preston
  - c. Others Present – Christina Rhoades, Windermere Property Management
3. **President Report: Bob Bagshaw**
  - a. Golf Agreement – The outgoing Board wrote a letter to Golf Club members, but did not distribute it. The Annual Golf Club Annual meeting will be on 30 August. The Board's letter will go out to members before that date.
4. **Approved Meeting Minutes – Hollyfield** - Annual Meeting Minutes, 27 July 2024, were provisionally approved by the Board and will be posted for membership. They will be formally approved at the Annual Meeting, 2025. Board Minutes, 7/27/2024, previously approved by email, will be posted. Motion to send (Hollyfield, Mast) letter passed.

There was discussion about setting up electronic ways of storing information and documentation. Zevenbergen will work with Bagshaw and others to get this going.



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### 5. Treasurer: Bob Stewart

- a. Current Financials – He proposed a review of Financials before each Board meeting.
- b. 2023 – 2024 Audit Proposals – Both proposals came in at \$2500. The Board will select one auditor and get this project underway. This motion by Stewart, seconded by Zevenbergen, passed. This will include audits of multiple years, to be determined.
- c. Updating Bank Signers – This will be accomplished when we are notified that they want signatories to come sign papers (Stewart, Bagshaw, Hollyfield).
- d. SAVI Bank vote to renew – Discussion about various accounts. Stewart asserted that Colony assets shall be protected through FDIC. Zevenbergen agreed to help with this project. Mast, Zevenbergen, and Stewart are empowered to pursue bank selection and other policy questions to simplify accounts.

### 6. Old Business

- a. Ambassador Program – Jake – This program will continue for now. Berkey will assist with these communications.
- b. Architectural Committee Policy – Jake – Would like help with this committee. Mast questioned what authority the Board might have. Mast made a motion for the Board to affirm decisions of the ACC to approve requests consistent with CC&Rs. Zevenbergen seconded. Motion passed.
- c. Review Reserve Study Results – Christina – Some Colony roads are not in the reserve study. This will be studied offline with a team.
- d. Governing Docs Rewrite – Preston (not present) – Anticipated 2028 regulatory changes may force a rewrite of Colony governing docs.

e.

### f. New Business



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- a. Discovery Place – Sinkhole – Christina and Raulerson – Fiberoptics installation went through the street's drainage pipe and caused a sink hole. This has been repaired and now the bill will be taken to those who caused the damage.
- b. Updating UBC Website – Board information needs to be updated.
- c. Renew vote to distribute UBG&SS – UBC Agreement letter to Colony Members

### **7. Homeowner Comments – None**

### **8. Next Meeting Scheduled – In September, To Be Announced**

9. Adjourn the meeting at 9:31.

Susanne Hollyfield  
Secretary