



Useless Bay Colony Board of Directors

2025 - 2026 Annual Meeting

Jerry McKenna – President

David Berkey – Vice President

Susanne Hollyfield – Secretary

Cathy Twitchell – Treasurer

Jake Mast – Architectural Review

Carol Kipling – Ambassador Program

Anne Preston – Legal Aspects

Bob Bagshaw – Communications

John Zevenbergen - Organization

USELESS BAY COLONY ASSOCIATION

Board Meeting - Zoom

18 November 2025 - Revised

President Jerry McKenna called the Board meeting to order at 5:07pm via Zoom.

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

Also Present – Christina Rhoades, Windermere Property Management

Absent – No one

A quorum of five was met.

Minutes of October were approved.

(The zoom meeting of homeowners at was at 4:30pm.

Homeowners Forum – Blackberries Complaint – There is no Colony access to the property (south end of Lenz). It is expensive to get them cut. Blackberries are a continual issue. Preston suggested that this situation will have to be dealt with as we re-do our by-laws. Christina advised that the line item on the budget for this may need to be increased, as there are several locations to be addressed.)

Golf Course Negotiations – Preston updated the Board on the status of the GC negotiations. The Club had proposed a recreational membership in Oct which broke the parties' impasse. The Colony accepted the idea in principle with a few tweaks and the Club at the last negotiating session described the parties as close to Agreement. However, last night the Colony received the Club's response, and it



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no longer offered a recreational membership for the term of the Agreement. In a substantial takeaway from its previous offer, it only offered a recreational membership for 3 years. Preston has prepared a chart for the Board summarizing the changes. McKenna described it as a “gut punch.” The Board will meet in Executive Session to discuss its response. Preston remains hopeful a solution can be reached.

2022-23 Audit Completed and posted on Portal. The 2023-24 audit will be posted in a couple of weeks. RCW 6490 has changed our collection policies, and we will send delinquency letters as required by this law. The Board will have to use this new verbiage. Preston moved to approve a new collection attorney's contract. Motion passed. Motion to allow the new attorney to draft policy also passed.

Architectural Committee – Berkey – There were applications for two fences which he approved. One owner had a question about cars parking on their lawn near Clubhouse. He was seeking guidance from the Board. He could use rocks to deter this. One of the owners says they mow regularly and rocks would make it hard to mow. Several options were suggested.

Club Negotiations – Preston - There was a suggestion that a committee be established between Club and Colony to take care of issues like the one above.

Maintenance – Berkey - Not much tonight, other issues have been solved. Discussion ensued about speed bumps and safety cones.

The Open Session closed and became Executive Session (confidential) at 6pm.

When Open Session resumed at 6:45pm, the Board voted in favor accepting the Negotiating Committee's recommendations.



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The Board voted to remove the two barbecue pits on Shore Ave. that are old and deemed potential fire hazards, not to exceed \$2500.

Kayaks - Notice to remove will be sent to owners of kayaks who have left three in the racks for winter. This notice to remove them will also be posted on the website.

The next Board meeting will be a Special Session to be announced. The Board may have a December meeting, also to be announced, depending on the negotiations.

Motion to adjourn at 6:54pm.

Susanne Hollyfield