



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
18 February 2025, 6pm

President Bob Bagshaw called the regular Board meeting to order at 6:09 pm on Zoom.

Board Members Present – Bob Bagshaw, David Berkey, Susanne Hollyfield, Jerry McKenna, Jake Mast (joined at 6:44), Bob Stewart, and John Zevenbergen (joined at 6:38, left at 7:49)

Also present – Christina Rhoades, Windermere Property Management

Absent were Anne Preston and Janet Raulerson

A quorum of five was met.

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

Finance – Bob Stewart and Christina Rhoades –

Draft (Provisional) Budget – Stewart emphasized that he wanted the Board to have time to carefully consider four main aspects: 1) Reserve Study, 2) Budget, 3) Golf Club uncertainties, and 4) Division 14 dues. These will have an impact on the final budget.

Christina noted there were 413 lots when the turnover to professional management took place. There are 420 owners now. She is not proposing an increase in dues. The \$75/per lot is not going to be collected this time. She outlined other improvements to be made.



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A Colony mowing schedule will be constructed for the right-of-way areas this year to keep appearances neat. Discussion continued about dues.

Communications - McKenna - He wants to establish a user-friendly website to foster community spirit and keep the Owners informed. It could be a resource hub and communication system. He would like a team to work on this and establish an email. Therefore, this needs to be a budget item. How soon can we get going, Bagshaw asked. Ambassadors are valuable to the Board's desire to communicate with the homeowners.

Social Media – A website is a general way to post information, and perhaps Facebook. The committee to do this will be Jerry McKenna, Jake Mast, John Zevenbergen, David Berkey, and Christina Rhoades.

The CD - Motion passed (Stewart, Mast) to move UBC's CD at Savi Bank to People's Bank when it matures in early March.

Reserve Study – Christina - Updated with more information.

Executive Session – The Board had confidential business to discuss in this short session.

Architecture – Mast - Taking out four trees for a developer was further discussed, as they are in the right-of-way. The motion passed to approve half the expense.

The next regularly scheduled Board meeting is **18 March 2025**.

There being no more business, this meeting was concluded at 7:58pm.

Susanne Hollyfield



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