



Useless Bay Colony Board of Directors

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

USELESS BAY COLONY ASSOCIATION

Regular Board Meeting

18 August 2026

President Cathy Twitchell called the Board meeting to order at 5:04pm following an open session with homeowners at 4:36pm. The meeting was at Carol Kipling's home. It was also available via zoom.

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

Absent – Anne Preston and John Zevenbergen

Also present –Sabrina Holt, Navigate Property Management.

A quorum of five was met.

Minutes of 18 July were approved as modified. (Eliminate phrase about bi-monthly meetings.)

Financial Report – McKenna – He was concerned about income vs. expenses. Sabrina will get Navigate's financial person together to discuss with McKenna. He also proposed that the person who did our reserve report help us to understand the process.

Architectural – Berkey – Approval is unanimous for the fence application on Gemini/Soundview. Soundview house paint application was approved. Rock wall Berkey approved. He wanted to know how far his approval could extend on his own say-so, following the CC&Rs. It is up to the owner to follow CC&Rs, and their



Useless Bay Colony Board of Directors

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

own liability. Their neighbors may sue for non-compliance, not the Board. As of Jan 1, 2028, WACIOA mandates that the CC&Rs are law for each division.

Useless Bay Golf Club Agreement – done!

Blackberries were cut on Hillis and will need to be maintained.

Twitchell noted that solicitors were amping up marketing efforts and she was concerned about safety.

Historical Documents from Patty Sievers, three boxes – Bagshaw proposed getting them scanned, stored, with details to be figured out later. As for long-term storage, Bagshaw noted that a heated 4x5 space is \$77/month.

The meeting moved to Executive Session at 5:35pm and ended at 5:45pm.

Discussion was about errors found on Navigate pages. Christina is fixing these errors in real time. Ideally, requests can all be accomplished through Navigate. Zevenbergen says it needs to be simple.

Collections - Bagshaw - Some owners are unaware that their name is on the collections list. 10 owe less than \$500.

There being no more business, this was adjourned at 5:50pm. (Berkey, McKenna)

The next Board meeting will be **Tuesday, 15 September 2026** at 4:30pm for owners' questions, and 5pm for the regular Board Meeting, via Zoom.

Susanne Hollyfield, Secretary



Useless Bay Colony Board of Directors

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