



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
20 January 2026 - revised**

President Jerry McKenna called the Board meeting to order at 4:45pm via Zoom. This follows a member input opportunity with the Board which began at 4:37pm.

Board Members Present –David Berkey, Susanne Hollyfield, Carol Kipling, Jerry McKenna, and Cathy Twitchell, and John Zevenbergen (joined at 5:15)

Also Present – Christina Rhoades, Windermere Property Management

Absent – Bob Bagshaw, Jake Mast, and Anne Preston

A quorum of five was met.

Jake Mast had informed the Board that his classes will keep him from attending Board meetings for the next few weeks, so the Board reluctantly accepted his resignation.

Minutes from December were approved (Berkey, McKenna).

President McKenna expressed the need for Communications to become a valuable tool for getting info out to homeowners. Kipling proposes updating this system and referred to the popular Newsletter we used to use. This concern for Colony updates is ongoing as ideas and technology come together.

Christina - Board members were urged to keep the Board informed of their availability to attend meetings.



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Treasurer – Christina’s Report – \$176K balance. \$386K in reserve accounts. Postage is a large issue that will change in the Budget next year. Other issues and ideas about the Budget will be ongoing this spring. She spoke of the possibility of Meet-Your-Neighbor gatherings and the need to determine a budget amount. Street clean-up was also discussed. In terms of Maintenance (culverts, roads, sweeping), the budget will be increased.

Soundview paving is dependent on water pipes being replaced first. The push now is to get the next budget out timely.

Communications – Zevenbergen – He spoke to tracking Board communications between members, and Christina said it would be easy to do. He foresees building a system that will continue into the future.

Recap of online seminar presentation for Board about WUCIOA. It was deemed to be worthwhile and informational for the Board to watch monthly (1.5 hours).

February’s online seminar is budget oriented.

McKenna moved that the Board sign up for monthly WUCIOA webinars (\$350) which will inform us of the recent changes in WA law. This passed and Christina will get this going through Windermere.

There is no official finalized agreement yet between the Golf Club and UBC. Terms are agreed to, and the attorneys are reviewing this agreement for both parties. McKenna will inquire tomorrow re attorneys’ progress.

The open Board meeting was concluded, with Executive session beginning at 5:37 pm.



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Executive session ended at 5:50. There was no more business to carry forward into open session again, thus this Board Meeting was concluded.

The next regular Board Meeting will be on **17 February 2026**.

Susanne Hollyfield
Secretary