



**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 – Informational for Negotiation Updates
9 December 2025

President Jerry McKenna called the Board meeting to order at 5:06pm via Zoom.

This meeting was called for the sole purpose of discussing negotiations between the Club and the Colony.

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

Also Present – Christina Rhoades, Windermere Property Management

Absent – Jake Mast and John Zevenbergen

A quorum of five was met.

Discussion of Club Negotiations – McKenna reports that there seems to be agreement with the Golf Club.

Preston – Owners may sign up for what they use. Tennis, pickleball, bocce, swimming, and exercise room will be included in the recreational option. She thought that from the negotiation history, this is the best deal that residents can get.

For a homeowner living here, and not using any Club facilities, they will not pay anything to the Club.



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About 54/220 residents (those other than Social and Proprietary) now use recreational amenities.

Preston's recommended changes to Club's proposal:

1. In III, A, 2 - use of colony roads. I will propose we change the second sentence to say "We will establish a use agreement for the Term of the Agreement that is calculated to limit the disruption to surrounding homeowners and allow the property to revert to a natural state if this Agreement terminates. It will include terms such as limiting access to normal business hours."
2. In III, C, 4 - Good neighbor Agreements. I will propose that No. 4 say "UBC Board" instead of UBC. We cannot control what the homeowners may decide to initiate.

With these two modifications, the proposal then was passed unanimously, Mast and Zevenbergen having voted also.

Preston detailed that a few procedures need to be followed to get this finalized. Homeowners need to read this, and both sides (Club and Colony) need to sign off as soon as possible.

Further discussion ensued about how to inform homeowners, a new challenge to get the new term sheet and a FAQ sheet to membership who needs to understand and vote on this timely.

Meeting concluded at 5:37pm

Susanne Hollyfield
Secretary



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USELESS BAY COLONY ASSOCIATION

**Board Meeting – Zoom
16 December 2025**

President Jerry McKenna called the Board meeting to order at 5:01pm via Zoom. This follows a member input opportunity with the Board which began at 4:30pm, during which Preston explained to Owners who had joined about the progress of the GC-UBC agreement to date.

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

Also Present – Christina Rhoades, Windermere Property Management

Absent – Carol Kipling and John Zevenbergen (joined later and left early)

A quorum of five was met.

Minutes for 18 November 2025 were approved.

Minutes for 9 December 2025 (Executive Session) were approved.

President's Report – WUCIOA Regulations – These new legal requirements take effect in January. There were operational questions by Preston about the “reality of business” in our meeting all these new WA requirements. McKenna spoke about the new requirements for Collections. He wants to communicate these requirements to Owners as some of the language, although clear, might be perceived by Owners as severe. Architectural deadlines will have to be closely observed to be considered by the next closest Board meeting, with an allowance



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of time to do a site visit before that Board meeting. The by-laws must be updated to meet compliance but do not have to be done immediately, Christina commented. Preston noted that we are not YET under WUCIOA. McKenna moved that in the interim, unusual requests can be managed by Christina between Board meetings. The Board unanimously voted for Christina to go forward with short-term exceptions and emergencies without waiting for the next Board meeting.

All audits are completed and are posted. No significant irregularities were found, Christina said. One bank statement was missing, but we are trying to get it.

Dues – Quite a few Owners have not paid dues, and further action will taken in the New Year to correct this situation.

Architectural – David Berkey - A fence on Captain Vancouver was investigated by Board members and deemed to be suitable. Its application was unanimously approved by the Board.

A tree came down on East Discovery and has not been moved. It does not seem to be in the way.

There are trucks, sometimes as many as six parked on Shore Avenue, being used for commercial use. Board members will check this out. Twitchell reported a STOP sign on Shore Avenue that is loose. She will send a picture of it to Christina, who will have this fixed.

A reminder will be sent to Owners to take care of their own leaves that have fallen in the ditches or on the road.



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Communications - Zevenbergen - He will have a new plan worked out in the New Year.

New Business - Meeting date for Membership – This is not ready to set a date yet.

Deer Lagoon Stagnation – Zevenbergen – There will be a meeting tomorrow to have a general discussion and work to a solution. Bagshaw has the old management plan and other papers. Other Board members were interested in attending as well.

This open Board meeting closed to begin Executive Session at 5:58pm.

The Executive Session ended and the Board meeting adjourned at 6:17pm.

The next Board meeting will be on **Tuesday, 20 January, 2026.**

Happy New Year!

Susanne Hollyfield
Secretary



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