

**TOWN HOMES AT LUDLOW BAY ASSOCIATION
BOARD MEETING MINUTES 10AM 3/10/26**

1. Owners forum
 - a. Peter Joseph reiterated his request for electric blowers, expressed interest in the rental discussion and also inquired about recycling now that the county has closed the town center facility.
 - b. Also attending was Don Hendrix
2. Meeting was called to order at 10:15 and a quorum confirmed with 3 directors present, Norman Ingram, Rose Lincoln and Lewis Hale. Absent Rose Lincoln
3. Agenda was approved
4. Approval of the minutes from the 2/10 was deferred to next meeting
5. Reports
 - a. Finance
 - a. Total cash of approximately \$70,000. Being \$4235 at Kitsap Bank and \$65,787. 24% in Money Market (3.4%) and 76% CD's at Schwab (3.7-3.8%)
 - b. It was noted that Kitsap Bank is being merged with Heritage Bank and will now be operating as Heritage Bank.
 - b. Landscaping
 - a. Proposal from Yard Dogs to address the issue with the tree root at the entrance to the bldg. 300 courtyard by the dumpster. Awaiting discussion with arborist to determine if the tree can be saved. Rose will research for next meeting.
 - c. Maintenance
 - a. Fence clean and stain discussed with budget

- d. Master
 - a. Nothing but meeting next week.
 - b. Will ask at Master about sharing recycle bins with the Inn
- 6. Old Business
 - a. The rental RFP group is working and Jen has organized the documents to facilitate review
- 7. New Business
 - a. When John Witte is back we will schedule the spring exterior inspection.
 - b. 2026/27 budget preparation
 - a. The fence cleaning, staining and maintenance is on a 3 year cycle but split over two years (26/27 and 27/28) to spread the cost out.
 - b. Insurance forecast. It is too early to see if we can negotiate a reduction but we have been told it will take 3-5 years without a loss to see a reduction.
- 8. Next meeting date
 - a. It was agreed to move the next meeting date from 4/14 to 4/7. Lewis will advise owners.
- 9. Executive session
 - a. We agreed the new Yard Dogs contract
 - b. Discussed legal question regarding rentals and authorized Lewis to address with our attorney.
 - c. Clarified the use of Executive sessions.
- 10. Meeting was adjourned at 11am.

Lewis Hale
Secretary