

TOWN HOMES AT LULDOW BAY ASSOCIATION BOARD MEETING MINUTES FOR MAY 24, 2024

1. The meeting was called to order at 1106 am. Present were John Witte, President, Norman Ingram, Treasurer, Lewis Hale, Secretary, Rose Lincoln and Don Clark and a quorum was confirmed.
2. The Agenda was approved as presented.
3. Minutes from 4/16/24 meeting were approved
4. Reports
 - a. Financial
 - i. Cash balance approximately \$90,600 comprised of \$12,788 in checking at Kitsap Bank and \$77,810 with Schwab invested \$65,000 in CD's and \$12,500 Money Market accounts.
 - ii. One owner is delinquent from April 1
 - iii. Owners have ratified the 2024/2025 budget
 - iv. 10 owners have not yet responded to the request to waive the audit
 - v. Norman reported we will use form 1120H to file our taxes at a rate of 30% of investment profit
 - b. Landscaping.
 - i. Rose has been advised by Yard Dogs that flowers are in short supply this year so maybe delayed.
 - c. Maintenance

- i. Fences. Chris will likely start the fences Mid June.

- d. Master

- i. Rose has obtained agreement to proceed to do their fences and advised estimated cost.

- 5. Old Business

- a. Owners have been provided a copy of their inspection comments and 11 have acknowledged.

- b. Enforcement Rule.

- i. Plan is to have finished for discussion at the annual meeting. Draft copy attached.

- c. Update on sprinkler closet repairs at 32 Heron

- i. Need to check to see if HOA can purchase coverage
 - ii. Include discussion in annual meeting agenda

- d. Gutter/roof cleaning and soft wash. Update on contractor and owner interest.

- i. Consider for annual meeting agenda

- e. Shoreline

- i. Rose will ask for update at next master meeting

- f. Shore term rental fee. Rental fee has been deleted from the rule and has been updated on website
- g. Email has been sent to owners with the sprinkler closets advising of their responsibility for insuring
- h. Need update on sprinkler inspection so we can advise owners re sprinkler heads
 - i. This will be in August or September and will involve 3 heads from the original buildings (100, 200, 300)
- i. Email just went out to owners re interest in trash day. Two responded immediately. Not enough interest to pursue
- j. Update on sprinkler room electrical metering.
 - i. Decided not to pursue as very costly

6. New Business

- a. We need to finalize plans/details for the annual meeting July 13th and provide formal notice to owners not more than 50 days or less than 10 days prior to the meeting.
 - i. The annual meeting will be July 13th at 2pm at the beach club. Need to send formal notice to owners and ask if they are planning to attend. Need to decide if we want Cliff to come to the annual meeting to discuss the shoreline.

Submitted by Lewis Hale, Secretary