

TOWN HOME AT LUDLOW BAY
MINUTES FOR BOARD MEETING 2pm, July 17, 2024

1. Called to order at 2pm by President John Witte. Also present were Rose Lincoln, Lewis Hale and Norman Ingram representing a quorum. Absent was Don Clark
2. The agenda was approved as presented
3. Minutes of 5/24/24 board meeting were approved.
4. Reports
 - a. Finance
 - i. Good Shape with \$22,436 at Kitsap Bank and \$77,900 at Schwab
 - ii. A few recent expenses were accrued to last year including the first installment for the fences, Fire protection alarms \$1400
 - iii. All 7/1 dues on except for 2 owners
 - iv. Approved reimbursement of Norman for the state annual registration fee and for minor office expenses.
 - b. Landscaping
 - i. Routine owner requests should go to Russ but if larger should go to Rose
 - ii. Russ asked for an extra \$1,000-\$1,200 for street trees not included in his contract. Agreed.
 - c. Maintenance
 - i. Fence update
 1. Chris thinks he will be done by the end of August
 - ii. Courtyard gate at 34/36
 1. Need to locate and install missing pin for gate and once installed it will be completed as instructed by the court. We then need to write to Boys and Krells.
 - d. Legal
 - i. Turley sprinkler freeze. Discussed proposed letter
 - e. Master
 - i. Shoreline. At the meeting this morning Lewis volunteered to again solicit proposals for reinforcing the shoreline. The master expressed interest in doing something this fall but no commitment.

5. New Business

- a. Annual meeting preparation
 - i. Zoom request. A request from one owner to do the annual meeting on zoom was discussed.
 - ii. Lewis will purchase snacks and drinks
 - iii. Handouts. Owners will be asked to print and bring meeting materials.
- b. Water shutoffs review ongoing with OWSI. There are 25 for each of the individual town homes and 5 for the landscaping.
 - i. We need to secure a wrench for at least each building.

6. Old Business

- a. Enforcement rule deferred to next meeting.
- b. Shoreline.
 - i. Update from LBVA meeting
 - ii. TH options if Master doesn't engage

7. Meeting was adjourned at 3:18

Next meeting 8/13 at 2pm.