

TOWN HOMES AT LUDLOW BAY ASSOCIATION
BOARD MEETING MINUTES 6.10.25 3pm

1. The meeting was called to order at 3pm by President John Witte.
There was a quorum with Norman Ingram, Treasurer, Rose Lincoln Landscaping and Master, and Lewis Hale Secretary
2. The agenda was reviewed and approved
3. The board minutes for 5.13.25 were approved subject to a slight to 4.a.ii and the corrected minutes will be posted.
4. Reports
 - a. Finance
 - i. Funds at Kitsap Bank total \$9,572 and our balance at Schwab is \$70,535 in a combination of short term CD's and money market account.
 - ii. Our current CD ladder matures 5/9, 5/11, 5/23 and 5/25
 - iii. The annual State of Washington report was filed 5/8 and by email the board voted to reimburse Norman for the related expenses.
 - iv. The annual audit waiver passed with 18 votes with 17 necessary. Again, this year there will be an owner review by Bob and Sharon Litwin and Jennifer Harrison.
 - b. Landscaping
 - i. The Inn changed landscape contractors and the point is not looking great.
 - ii. The previous contractor who treated the noxious weeds was using bad juice and was terminated. Rose is interviewing for a replacement.
 - iii. Rose will talk with Russ about our aging sprinkler system.
 - iv. Beach roses will be trimmed in some areas.
 - c. Maintenance
 - i. Yard Dogs will be power washing the road apron, walkways and courtyards.
 - ii. Chris will be continuing his work on the fences
 - iii. The gate maintenance at 34/36 has been scheduled.
 - d. Master

- i. They are still reviewing options to reinforce the point.
- 5. Old Business
 - a. Discussion on the exterior inspection responses for 4/2. The town homes with the most severe issues were 12, 14 and 36. Norman and Lewis have been in contact with #12 and he is in the process of scheduling work. John will contact #14 to see his plans and suggest Imperial. Lewis will follow up with #36 to see if he has anything scheduled and to offer suggestions.
 - b. Annual meeting planning
 - i. Lewis will send out the official meeting notice, solicit owner questions, request board candidates, meeting proxies etc and Norman will send out an updated budget reflecting actual year end numbers.
- 6. New Business
 - a. Discussion of the 2015 Rules and Regulations. Consensus was that the current document is too long and overly detailed. Lewis will prepare a more succinct version using outline form and link to the enforcement rule and CCR references.
- 7. Summer Social
 - a. John and Lewis suggested an informal town home night at the valley tavern. We will test the idea at the annual meeting.
- 8. Next meeting will be at 10am on July 8
- 9. The meeting was adjourned at 4pm

Respectfully submitted, Lewis Hale, Secretary