

**TOWN HOMES AT LUDLOW BAY ASSOCIATION
BOARD MEETING MINUTES FOR 1/21/25**

1. Owner forum for 15 minutes
 - a. Owners from one town home attended to request the board to address a neighbor in violation of two association rules.
2. Call meeting to order and confirm quorum
 - a. The meeting was called to order at 215 by President John Witte. Present were Norman Ingram, Rose Lincoln, Lewis Hale and Von Morely.
3. Review/approve agenda. The agenda was approved as presented
4. Approve 12/20/24 board meeting minutes. The minutes were motioned for approval by Von, seconded by Rose and approved unanimously. There was a question if the reminder of freezing weather precautions was sent out. Lewis agreed to send/resend to owners.
5. Reports
 - a. Finance
 - a. \$7,712 in checking at Kitsap Bank
 - b. \$80,849 at Schwab in CD's and Money Market accounts. There CD's are maturing shortly, \$15,000 on 1/31, \$10,000 on 2/5 and \$10,000 on 2/20. A \$9,000 CD was purchased at 4.7% maturing 4/26 but callable 4/25. Best current rates 4.25% for 3 months, 4.2% for 6-9 months and 4.15% for 12 months.
 - c. A 1099's have been sent to our various vendors
 - d. Final invoices from Chris Mosher for the fence work have been paid plus submitted to the Master for their share.
 - e. Still awaiting Invoices from Imperial for their work on the fences and arbors.
 - f. One owner is delinquent with their 1/1 dues.

b. Landscaping

- a. Mulch. Rose will advise the Yard Dogs to purchase and install mulch this spring

c. Maintenance

- a. Last check the heat is on in all of the sprinkler rooms. Discussion of looking into more effective thermostats.

d. Master. Updates from 1/21 Board meeting

- a. They are looking into repairs to the totem pole base. Checking with the tribes re maintenance.
- b. The reinforcement of Burner Point is being scheduled. Apparently need to sink pilings down 85 feet.
- c. PLA is looking to revise the plat for the area between the Pintail House and the marina office (where the party tent is) back to 4 single family lots.

6. Old business

- d. Shoreline. Work now tentatively scheduled during the first two week of February
- e. The date of the annual meeting has been confirmed as July 12th at 2pm

7. Executive session

- a. 2:45 The board moved into executive session
- b. 3:15 the board concluded the executive session and returned to regular order. No decisions were made.

8. Next meeting date set as February 11th at 2pm.

9. Meeting adjourned at 3:20