

**TOWN HOMES AT LUDLOW BAY ASSOCIATION
BOARD MEETING 3/20/25 2PM**

1. The meeting was called to order at 2pm by President John Witte. A quorum was confirmed with 4 of 5 directors present being John Witte, Norman Ingram, Lewis Hale and Rose Lincoln. Unable to attend was Von Morely.
2. The agenda was reviewed and approved unanimously.
3. The minutes from the 2/11/25 board meeting were approved unanimously.
4. Reports
 - a. Finance
 - i. \$5,904 at Kitsap Bank and \$76,149 at Schwab.
 - ii. 10 of 25 owners already paid their 4/1 dues
 - iii. Still no bill from Imperial for fence/arbor work last year.
 - b. Landscaping
 - i. Being done this week.
 - ii. All of the trees by the garage entrances have been addressed.
 - c. Master
 - i. Totem Pole. Not yet addressed
 - ii. Burner Point retaining wall. The original company that was contracted has been purchased by a company in the same business and they need to reach out to confirm and schedule.
5. Old Business
 - a. Shoreline work has been completed. Meeting with Chris Lincoln tomorrow to review final work and advise LBVA if OK to review and sign off as their project. There had been questions about the gravel at the top of the stairs, gravel in the lot where the rocks had been staged and road cleanup following the project. Chris will be bringing gravel for the top of the beach stairs. The consensus of the board and from the LBVA meeting earlier in the week was that between the street sweeper Chris brought in and the rains the road looked fine. Lewis had had a conversation with Diana

Smeland about the fact the gravel in the parking lots was sparse and that this was really a master expense. This was confirmed and Dan from the Inn is going to arrange.

- b. Modification of gate at 38/36 Heron. Lewis will be sending an email to the owners advising them of the plan to revise. Lewis will also discuss scheduling with Chris Mosher and specifics on the hinges. Once we have information on the hinges we will make an application to the ARC.
- c. Discussion on the revised enforcement rule drafted last year. Gabriella has reviewed and saw nothing of concern. Lewis will send out for a email vote to approve and then it will be distributed to owners and posted on the website.

6. New Business

- a. 2025/26 Budget discussion. Norman will finalize for presentation/ratification by owners.
- b. Exterior inspection will be April 2. Lewis, Rose and John.

7. Adjournment

- a. The meeting was adjourned at 330.

8. Next meeting date/time TBA