

TOWN HOME AT LUDLOW BAY
MINUTES FOR BOARD MEETING 10 AM FEBRUARY 6, 2024

1. The meeting was called to order at 10am by President John Witte. Present were Lewis Hale, Rose Lincoln, Don Clark and Norman Ingram representing a quorum.
2. The agenda was approved as presented.
3. 1/2/24 board minutes were approved
4. Reports
 - a. Financial. Norman will be rolling over a maturing CD. All owners are current with their payments. Given our strong cash position, the possibility of waiving quarterly dues for the 7/1 quarter was discussed. No decision.
 - b. Landscaping. Yard Dogs have been doing the spring mulch. There is some freeze damage to plants but not yet certain of ultimate impact on the landscaping. Yard Dogs agreed to continue for the next fiscal year starting July 1 at the current base rate but that based on this years' experience and freeze costs for plant material will increase.
 - c. Maintenance
 - i. Fence update. We have a quote from Chris Mosher. Lewis will follow up with JD at Vespro for a quote.
 - ii. Courtyard gate at 34/36. Repairs are on hold pending the Boys/Krell court date in March
 - d. Legal. Our attorney has received the Krell payment for our legal expenses. This should conclude this issue.
 - e. Master. Next meeting March 19th. Lewis will follow up with Cliff re second engineering opinion.
5. New Business
 - a. Sprinkler freeze 32 Heron
 - i. Update on discussions with owners. They are reluctant to report to their insurance company. It is the opinion of our attorney and insurance agent that their insurance company should cover all damage including the sprinkler repairs. Declarations require owners to have insurance on everything on their "lot". We need to discuss with owners with a sprinkler control room attached to their town home.
 - ii. Status of repairs. Knight Fire has been out and repaired some piping in the closet and has order a part to complete.
 - b. Reserve Study-Do we need one?. Lewis will review the RCW.
6. Old Business
 - a. Enforcement of maintenance and other owner responsibilities for exterior appearance. Chimney caps were specifically discussed. The Board will conduct the annual walk around March/April at which time we can decide a policy.
 - b. Cable TV/internet update on owner survey. Based on the owner's responses we will be staying with the current plan. Will be a new bulk contract for 5 years with first year costs the same as current year. We need to better explain to new owners as some have been paying personally i.e. paying twice for cable.

- c. Owner vs HOA responsibilities for gutter/roof maintenance. Only one or two owners responded to our inquiry about arranging on their behalf. We will take up again after spring walk around.
- d. Shoreline. Lewis will follow up with Cliff
- e. Short term rental fee. It was decided to revise our rental rule to remove the annual fee.

7. The meeting was adjourned at 1110.

Next meeting 3/19/24 @ 10am