

TOWN HOMES AT LUDLOW BAY ASSOCIATION
BOARD MINUTES FOR 10.14.25 MEETING

1. The meeting was called to order at 1000 by President John Witte. Norman Ingram, Rose Lincoln and Lewis Hale were present constituting a quorum.
2. The agenda was reviewed and approved subject to possible additional items in New Business.
3. The minutes from the 9.10 board meeting were previously approved by email.
4. Reports
 - a. Finance
 - i. Current assets were \$9,192 at Kitsap Bank checking and \$64,445 at Schwab split \$50,000 in CD's at 3.9% and \$14,445 in money market at 3.84%. It was noted that rates are declining.
 - ii. All dues have been paid except for 2 owners and 2 owners who have partial payments.
 - iii. Litwins have completed the review of our finances with no discrepancies identified.
 - b. Landscaping
 - i. Yard Dogs will be planting tulips along Heron Rd.
 - ii. Leaf clean up will start this week.
 - iii. Still waiting on the sprinkler assessment
 - c. Maintenance
 - i. John will check the sprinkler room heaters on November 1
 - ii. Garbage is now being picked up on the winter schedule. It was noted that the south dumpster was completely full on a recent Tuesday morning. This was immediately following the start of the winter

- schedule. It may have been done by a non-owner or possibly was material from an owner's other location.
- iii. Annual fire system testing has been accomplished and the reports filed with the state.
 - iv. All fence maintenance for this year has been completed and so the next work will be scheduled in the 26/27 budget to be completed in 2027.

d. Master

- i. It was noted that the board meeting scheduled for 9.16 did not occur because they did not have a quorum. As a result the town home priority items storm drain, path to Burner Point, Burner Point foundations and the painting and restoration of the Harbormaster/Yacht Club building. Lewis did follow up with Troy Crosby of HCV who owns PLA on the Harbormaster. Their position is that it is due to be torn down when the new marina office, bistro etc is built but with no time commitment. We still need to push on these issues.
- ii. The noxious weeds in Tract C were discussed. Rose is still trying to find a new service.

5. Old Business

- a. Update on new insurance. It was noted that the new policy does not have a deductible, but rather a self insured retention (SIR). This means that in the event of a claim we are responsible for hiring an attorney and paying associated costs up to the limit of the SIR. In discussing this with the broker they provided a list of attorneys to consider, if necessary.

6. New Business

- a. A question has come up about the house numbers in the event owners wanted new ones. It was noted that these are available from DCD but before making any changes or additions owners should check with the fire department. There have been no questions from the fire department and Amazon, UPS etc seem to be able to locate the correct address.
- 7. Executive session. There was a brief 5-minute executive session.
- 8. Next meeting will be 11.11 at 10am.
- 9. The meeting was adjourned at 1100.

Lewis Hale, Secretary.