

TOWN HOME ASSOCIATION AT LUDLOW BAY ASSOCIATION
BOARD MINTUES FOR 11.11.2025 MEETING

1. The meeting was called to order at 1000 by President John Witte. Norman Ingram, Rose Lincoln and Lewis Hale were present a quorum of all 4 board members.
2. The Agenda was reviewed and added to new business were d. Shoreline, e. discussion of plans to invite owners to attend all board meetings, and f. discuss replacing Knight fire.
3. Updated minutes from the 10.14.25 board meeting were approved.
4. Reports
 - a. Finance. Currently \$3,043. At Kitsap Bank and \$64.687 at Schwab. Norman indicated he will be moving \$7,000. from Schwab to Kitsap Bank. All dues have been received with a few small outstanding amounts resulting from the transition to the increased amount.
 - b. Landscaping.
 - i. No major news
 - ii. Tulips going in this week
 - c. Maintenance
 - i. Major work done for the years
 - ii. As recommended by the contactor we have advised the master to ensure their landscapers keep soil and mulch away from the lower fence rails to minimize potential rot.
 - iii. Imperial has continued their work on several town homes.
 - d. Master
 - i. Lewis will set up an appointment with the shoreline contractor to do a one-year inspection

- ii. We will seek an update on the three outstanding master issue being the yacht club exterior, sunken Heron Rd drain and the gravel on the beach path at the master meeting next week. Depending on response we will write a formal demand letter to the Master and PLA.
- iii. Need to check status of Burner Point at the master meeting next week

5. Old Business N/A

6. New Business

- a. The request by an owner to change our recommended Managing Agent for shore term rentals was discussed. The Board decided to continue with the current Managing Agent we have had for several years, noting that the Declarations only provides for one Managing Agent.
- b. Knight Fire, the current contractor for our annual sprinkler inspection, proposed a significant price increase and the board decided to pursue other quotes for this next year.
- c. Lewis will discuss with both our current and former insurance company the possibility of lowering our premiums.
- d. Lewis will contact Kori to discuss the issue of the fishboats wakes during high tides.
- e. Lewis will email owners with a reminder on preparations for freezing weather.
- f. Discussion of owners not using their garage as their primary parking. To be continued.

7. Executive Session N/A

8. Next meeting will be 12.9.25 at 10am

9. The meeting was adjourned at 1110.

Lewis Hale, Secretary