

**THE TOWN HOMES AT LUDLOW BAY ASSOCIATION  
BOARD MEETING 6.4.2020**

1. The meeting was called to order at 2pm by President Rick Bleek. Present were Linda Brown Treasurer, John Witte Vice President and Lewis Hale Secretary
2. Financial report. Too early to have May statements. Discussed status of current expenditures as some items like fence refinishing and landscaping may slide into next fiscal year making us under budget this year and over budget next year.
3. Late fees. We have a few owners who are consistently late in paying their dues. They ultimately pay but 30-45 days late. This is after Linda follows up which she should not have to do. We discussed the possibility of amending our collection policy to encourage prompt payment. For next meeting.
4. Maintenance schedule. In an effort to plan ahead on maintenance, Rick handed a list of vendors and annual projects for board members to review and provide feedback to Rick
5. The 2020/2021 budget prepared by Linda was reviewed and discussed. An increase for 2020/2021 of 3% from \$800 to \$825/quarter was discussed (\$100 per year per owner) and approved. Lewis will send out to owners for ratification along with update on annual meeting.
6. Rentals
  - a. Decision to approve the revised rental rule prepared by our attorney was ratified.
  - b. Lewis commented on efforts to secure a managing agent to handle. We have a positive interest from the Inn and another local firm and two responses to our ad in the Leader to follow up on.
7. The board discussed how to respond to John Simpsons email on the proposed walkway over the berm in front of building 300. Agreed needed some input from the fire chief on life safety and from Jim Johannessen on the design, and discussion with neighbors before responding.

Meeting adjourned at 4pm

Respectfully submitted  
Lewis Hale, Secretary