

TOWN HOMES AT LUDLOW BAY ASSOCIATION
MINUTES FOR BOARD MEETING 12/9/25

1. The meeting was called to order at 1010 by President John Witte. There was a quorum with three directors present (Norman Ingram, Lewis Hale and John Witte) Absent was Rose Lincoln
2. The agenda was approved
3. The Board minutes for 11/11/25 were approved.
4. Reports
 - a. Finance. Norman reported current balances were \$2,684 at Kitsap Bank in checking and \$57,746 at Schwab in CD's and money markets. Depending on when 1/1/26 dues are received we may need to move funds back from Schwab to Kitsap.
 - b. Landscaping
 - i. Rose is still looking for a weed guy for the beach side grasses. Bulbs will be planted this week. Decided to skip the winter cabbage.
 - c. Maintenance
 - i. All done for the winter
 - d. Master
 - i. New gravel has been added to the beach path and upper parking lot.
 - ii. They are still trying to figure out a solution for Burner Point
5. Old Business
 - a. Shoreline. The contractor will be coming back this month to inspect after the King Tides.
 - b. Norman asked about efforts to negotiate lower insurance premiums. Lewis will pursue for next meeting
6. New Business

- a. Discussed rumors on what PLA may be developing around the admiralties and other previously platted areas in the resort area.
- 7. Executive session re ARC issue involving an owner. (5 minutes)
A response will be issued to the owner.
- 8. Next meeting will be 1/13/26 at 10 am
- 9. Meeting adjourned at 1040