

**TOWN HOMES AT LUDLOW BAY
BOARD MINUTES FOR DECEMBER 19, 2022**

1. Meeting called to order at 10 am by President Rick Bleek. Present were Linda Brown, Treasurer, Lewis Hale, Secretary and Rick Bleek, President. Absent was John Witte, Vice President.
2. The Board discussed the retirement of our landscape contractor Alice and options to replace her. First priority is to find someone to complete the fall cleanup. We then need to find a permanent replacement. At this time of year it has proven difficult to even find contractors to return calls.
3. Accounting. No owners have volunteered to take over from Linda Brown. Linda is moving to San Diego but can help out for the next few weeks. The plan is to research how other HOA's in the area handle their accounting, in house or contract. We will be talking to our bookkeeper to see if she wants to take over. We will also pursue finding an association manager. Either of these will result in unbudgeted expenses.
4. The Board unanimously approved a contract for \$5,173.52 for Johnny Tsunami to clean roofs and gutters
5. The meeting was adjourned at 1030 am.

Lewis Hale
Secretary