

THE TOWN HOMES AT LUDLOW BAY ASSOCIATION

ANNUAL MEETING

JULY 3, 2010

Attendance: Board members - Gregg Jordshaugen and Peter Joseph.

Five (5) additional Owners were present and three (3) owners were represented by Proxy.

The meeting was called to order at 10:10AM. It was determined there was a quorum of owners present for voting purposes (defined in the Bylaws as 25% of Owners).

1. A review of the past years accomplishments was conducted by Gregg and Peter, including the transfer of control from Port Ludlow Associates, the unanimous adoption of the budget and assessment for the year ended June 30, 2010 which represented a major increase in amount, setting up the Association website on PortLudlowToday.com, discovery the Association owns the propane system (tanks, distribution pipes, and meters), maintenance arrangement with Mike Lane, obtaining access easement across The Inn parking lot for 2 Heron Rd and 4 Heron Rd to get to their garages, transfer of fire sprinkler system monitoring from Mountain Alarm to Fire Protection, Inc., and significant building repair & maintenance projects (see schedule through May 31, 2010 attached).
2. Gregg reviewed the Rules & Regulations that were adopted during the past year (Billing & Collection, Short Term Rental, Neighborhood Courtesies, Maintenance & Repairs). He discussed the reasoning behind the adoption of certain rules & regulations and responded to a few questions from owners.
3. Gregg reported the request for the declaration page from each owner's insurance policy was a requirement of the CC&R's for Ludlow Bay Village and was required by the Ludlow Bay Village Association (LBVA). The Town Home Association was collecting the information as a courtesy. It was also reported the LBVA had waived the requirement for town home owners to name LBVA as an additional insured on their policies at the request of Peter and Gregg.
4. Peter reviewed the profit & loss information for the Association for the fiscal year ended June 30, 2010. Gregg reminded the owners present that they had received a copy of the fiscal year June 30, 2011 budget and proposed annual assessment approximately one month prior to the annual meeting and asked if there were any questions. There were no questions.

Upon a motion duly made and seconded, the Annual Assessment in a total amount of \$95,000 as detailed in the budget for the Association (\$3,800 per owner; billable \$700 per quarter, July 1, October 1, January 1, April 1; with \$1,000 deferred and billable at \$500 per owner if total Repair & Maintenance costs equal or exceed \$25,000 on or before May 31, 2011 and an additional \$500 billable per owner if total Repair & Maintenance costs equal or exceed \$35,000 on or before May 31, 2011) was passed unanimously. (Vote 10 – 0)

5. The nominations for the Board for the fiscal year ending June 30, 2011 were presented (Gregg Jordshaugen, Terry Smith, Lewis Hale). Gregg asked if there were any nominations from the floor. There were none. The directors were elected unanimously. (Vote 10 – 0).

Officers for the year are Lewis Hale, President; Terry Smith, Secretary; and Gregg Jordshaugen, Treasurer.

6. Lewis and Gregg briefly discussed expectations for repair and maintenance over the next five (5) years, including LP siding issues and painting. They also responded to questions and comments from the owners present.
7. Peter and Gregg reviewed what has occurred at the LBVA affecting town home owners over the past year, including beach grass plantings, rosa regosa plantings, landscape maintenance on islands near The Inn and Marina to improve driving and pedestrian sight lines, requests for completion of Heron Road, removal of creosote pilings and logs in the plat, and painting The Inn and paving the gravel parking areas.

The annual meeting was adjourned at approximately 12 Noon.