

THE TOWN HOMES AT LUDLOW BAY ASSOCIATION
Port Ludlow Town Home Annual Meeting
JULY 2, 2011

Lewis Hale, president of the Association, called the meeting to order at 2:00 PM.

It was confirmed that a quorum of owners was present in person and by proxy. Attendance: 9 owners in person and 5 owners by proxy.

1. Approve 2010 meeting minutes

Gregg Jordshaugen made a motion to approve the minutes from the 2010 meeting, Bill Master seconded the motion. The motion passed unanimously.

2. Introduction of new association property manager, Mike Derrig and his presentation of current and future maintenance obligations of the Association

Mike provided a description of his background and qualifications. He manages 7 other condo and homeowner's associations in the community.

He reviewed his involvement in the proposed maintenance plan development for the Association, sharing insights gleaned from management of other associations. He described 4 significant premature maintenance failures that had been brought forward by individual townhome owners to the Board for attention as well as other current maintenance projects underway.

3. Review and approve FY 2012 budget and Annual Assessment

Gregg Jordshaugen reviewed the proposed budget describing a shift from a previous quarterly budget with a contingency balance with trigger points for additional assessments to a quarterly assessment with no trigger points. Since the proposed increase in the annual assessment to \$1,050/quarter was greater than 5% the assessment was put to the vote of the Association members. The increase in the quarterly assessment to \$1,050 was approved by a vote of thirteen (13) to one (1).

4. Vote on Board of Directors

Lewis Hale, Gregg Jordshaugen, and Terry Smith were re-elected to the Board unanimously with no write-in candidates indicated on the ballots.

5. Discussion of proposed amendments to the master declarations

Lewis described proposed changes to the CC&Rs that the Board was in the process of finalizing. Timing to provide a final draft of the changes to go to the vote of the Association membership and the Master Association was estimated to be 60 days or less.

6. Festival by the Bay

Homeowners were reminded of the entrance challenges to the Townhomes the weekend of 7/29-31/11 and were provided Resident Passes for access to their units.

7. New Business

None was brought forward from the floor of the meeting.

The meeting was adjourned at 4:05 PM.