

TOWN HOMES AT LUDLOW BAY BOARD MEETING

MONDAY MARCH 4 , 2013

The meeting was called to order at 1600 by President Al Wagner. Present were Al Wagner and Lewis Hale

The following items were discussed:

1. The need to solicit candidates for the board for the next term starting July 1 was discussed. Owners will be notified to see if any interest.
2. The Port Ludlow Design standards were approved by the Master Association Board.
3. The fences will be cleaned and repaired as necessary the week of March 4.
4. Building 300 parking. The Inn parking lot and roads will be seal coated when the weather improves. This will include the parking spaces in front of Building 300 and as a result the parking lines will be covered over. At that time the owners in Building 300 can decide if they want to restripe for 4 or 5 spaces. Unless all agree to the reduced parking it will be restriped for the original five spaces
5. Next quarter we need to finalize the budget for the next fiscal year. Members were asked to consider if there are any major maintenance expenses we need to include. It appears we may have uncommitted funds in the back of approximately \$45-50,000 at the end of the current fiscal year and thus may be able to further reduce the dues for the next fiscal year.
6. Last year many owners painted the exterior of their units and either replaced or cleaned and stained the cedar shingle siding. Driving into the community there is a marked difference between those who cleaned their shingle siding and those who did not. It is hoped that the remaining owners will address their shingle siding this summer without prodding from the board. The board will distribute forms and specifications and remind owners of the need to have the painting and staining of the exterior of their town home approved. Owners will also be reminded of the approval process for exterior modifications.
7. With the exception of one or two areas, the moss treatment applied to the roofs this spring killed off the moss on the roofs. Al will advise Gutter Snipes of the areas requiring further attention.
8. Owners in buildings 100, 200 and 300 will be reminded of the recalled sprinkler issue and advised that if they want to have them replaced they should arrange to have this done when the system is down later this spring for it's annual inspection.
9. The insulation and upgrading of the heat in the sprinkler control closets seemed to work effectively and efficiently with very low electric bills.
10. The Port Ludlow Today website will be turned off in April. Since it does not appear owners use this, we will defer a discussion of setting up our own website until we see if owners request.
11. The response of owners last year to the requirement to provide a copy of their homeowner's policy was poor with only about 50% complying. We will again request copies as of the start of

the new fiscal year and implement a fine for each month an owner fails to comply. Given the attached nature of the town homes it is vital that we confirm everyone has the correct coverages in place.