

TOWN HOMES AT LUDLOW BAY ASSOCIATION
BOARD MEETING AUGUST 30, 2014

The meeting was called to order by President Don Clark at 10:00 AM. Present were Don Clark, President, Bill Master, Treasurer, Lewis Hale Secretary and Peter Joseph and Al Wagner, Town Home representatives to the Master Association Board.

1. Financial Report. Bill Master reported we have \$57,000 in the bank, that all bills are current and while he needed to confirm with Anderson Accounting he believed all owners are current with their dues.
2. At their recent meeting the Master Association had requested we review the "Teal Lake Agreement" as a model for how the Town Home Association could assume some of the administrative oversight responsibilities of the Master Association regarding Tract C. On a related point they are also interested in the Town Home Association taking over more direct responsibility for architectural control/review for the town homes. It was discussed and agreed it makes sense for the Town Home Association to become the first point of contact for town home owners regarding Tract C maintenance and use and architectural and exterior appearance/maintenance oversight of the town homes. However, the town home board is not interested in assuming the role of decision maker and removing this separation of authority with the Master Association. Our representatives will advise the Master Association Board that the Town Home Association will become the first point of contact with owners regarding Tract C and architectural control/exterior maintenance issues and approvals, but that we will present them with our recommendations but leave the final authority/decision to them as specified in the Master Declarations.
3. Tract C. Peter presented his research regarding the status of Tract C as open space and the tax implications of certain owner activities on Tract C. Peter was authorized to present his paper to the Master Association with the recommendation that permanent structures or other uses that could jeopardize the open space tax status of Tract C be prohibited and those in existence be removed. Lewis will discuss the status of their landscaping with Jordshaugen's and Don will address with Jan Kennedy her patio.
4. The Master Association fences that were not stained when the Town Home fences were stained were discussed. Peter and Al will request at the next Master Board meeting that they approve having their fences be treated with a preservative.
5. ARC approvals. Several owners who have discuss
6. Update on ARC required maintenance. The status of work by owners on the town homes identified earlier in the year by the ARC as having maintenance deficiencies discussed. Most owners have already completed the required work and most of the remaining have the work under contract to be done in the next month or two. Don will discuss directly with owners where there is a question of status.
7. Uneven paving stones between the Barker and Gibson garages in front of building 300. Bill Master will investigate options and identify a contractor to evaluate.

Meeting was adjourned at 11:09.