

TOWN HOMES AT LUDLOW BAY ASSOCIATION
BOARD MEETING APRIL 21, 2015

The Board convened at 1045. Prior to the meeting there was an open forum for owners. One owner discussed their concerns with the delay in restoring the open spaces adjacent to TH 34 and 38 to their natural state. The Board has been working this issue with the Master Association ARC and the owners. President Clark will approach the Master Association for funding for beach grass for the areas in question.

The Board Meeting was called to order by President Clark at 1130. Present were board members Lewis Hale, Secretary, and Bill Master Treasurer.

1. Minutes from the February 12 meeting were approved unanimously
2. Treasurer reported that we continue to operate efficiently with cash balance of approximately \$50,000.
3. The annual required sprinkler back flow testing has been completed
4. Bill Master will start work on the budget. No extraordinary expenses are anticipated for 2015/16 other than normal annual increases in the various expense categories. It was noted that while expenses have been gradually increasing each year there has not been an increase in dues for several years. To protect our cash reserves the board voted to increase the dues for 2015/16 by 5% and this will be included in the budget.
5. There has been ongoing discussion about the Master Association maintenance of their fences within the town home area. President Clark indicated they will be cleaning and preserving the fences but not staining so as to leave a natural look.
6. The date for the annual meeting of owners will be Sunday July 12 at 2pm. The Secretary will prepare the meeting materials to forward to owners approximately one month before the meeting.
7. There was discussion of a summer owners social at the Totem Pole after it is restored. Plans are on hold until we know when the Totem Pole will be completed.
8. President Clark indicated owners have been very responsive in attending to the maintenance deficiencies noted in the recent inspection.
9. President Clark requested that the Secretary remind owners about how to access the website.

The meeting adjourned at 1210.

Lewis Hale, Secretary