

**THE TOWN HOMES AT LUDLOW BAY ASSOCIATION
2015 ANNUAL MEETING MINUTES
JULY 12, 2015 AT THE BEACH CLUB**

1. The meeting was called to order at 2pm by President Al Wagner. A quorum of owners was established with 15 owners represented; 13 present and 2 by proxy.
2. The minutes of the 2014 were approved as presented by unanimous vote.
3. The association budget for the 2015/16 fiscal year, which was previously distributed to owners, was discussed. There were no questions from owners.
4. Old business
 - a. Discussion of 2014 Maintenance Checklist. All owners have either completed identified deficiencies or have scheduled to be completed before fall.
5. New Business
 - a. Seagull poop on the roofs. The recent visit by several hundred seagulls and the mess left behind on our roofs was discussed. Apparently there was something in the bay a few weeks ago that attracted them, but has now departed as have the seagulls. The board indicated they will research options to remove.
 - b. Al discussed neighborhood courtesy and the give and take associated with living in a HOA administered.
 - c. Related to the previous point Al discussed the need for owner cooperation and compliance with community rules, including our declarations, and that all owners have a responsibility to "play by the rules". We no longer have a paid manager and the board does not have the time to constantly follow up with those owners who do not meet their responsibilities under our governing documents. Therefore the board finds it necessary to take a more rigorous approach to administering the community. In this regard all owners were reminded that any exterior maintenance or alterations need to be submitted to the board for approval. The Rules and Regulations for maintenance are being updated to reflect this as well as a new schedule of fines for non-compliance.
 - d. Vacation Rentals. The association is finalizing arrangements to appoint a local agent for owners wishing to rent out their town homes.
 - e. Peter Joseph did a presentation on the future of Port Ludlow including PLA plans for construction around the lagoon.
 - f. Owners were poled regarding interest of a summer gathering at the newly refurbished Totem Pole. Minimal interest.
6. Election of Directors for the 2015/16 fiscal year. There were three candidates for the three positions (Al Wagner, Bill Masters and Lewis Hale) and the slate was accepted by acclamation.
7. Meeting was adjourned at 315 followed by wine and cookies.

Submitted by Lewis Hale, Secretary