

TOWN HOMES AT LUDLOW BAY ASSOCIATION
BOARD MEETING NOVEMBER 2, 2015

The meeting was called to order at 1030 by President Al Wagner. Present were Al Wagner, Lewis Hale and Bill Master.

The following items were discussed:

1. There was an error in posting minutes from the previous meeting to the website so approval was deferred.
2. Bill Master provided the financial report. We are tracking under budget and look for the year so far. There are four owners who are overdue on their October 1 dues but there is a question if they are truly delinquent or if there is a bank issue. Lewis will email owners to confirm payment. Based on the current financial situation it was agreed to defer the January 1 dues increase. We have been running with approximately \$50,000 operating cash. Al will look into the remaining useful life of our fences and estimated cost of replacing as they are our only high cost asset.
3. The master association fences were discussed and Al expressed concern that they are not being maintained. Further, that if they were to fail that the master association may just remove them and not replace to avoid the expense. It was agreed Al will discuss with the LBVA the possibility our taking over maintenance subject to some reasonable annual payment from the master.
4. Roof maintenance. We used a new contractor for moss control on the roofs this year and it has not been very effective. Al will request they come back to address plus we will look for a new contractor for next spring.
5. Roof replacement. Many owners in the older buildings have or will be having their roofs replaced. As the buildings were built/repared at different points in time roofing color is not consistent among all of the buildings. While very similar the colors on the older vs newer buildings are slightly different. Given that owners are not coordinating replacement to get an entire building done it is necessary to maintain the current roofing material on a building by building basis. Owners desiring to replace their roof need to complete the ARC form. Lewis will draft a new form for the town home association for exterior maintenance including roof replacement to supplement the ARC form. The board agreed roof standards that include PABCO PREMIER as the required material, that all roofs will have matching metal valleys and that the color for buildings 100, 200 and 300 will be Harvest Brown and for buildings 400, 700 and 800 will be Prairie Wood. Replacement over existing roofs is not allowed.
6. There are still two owners who have not yet provided evidence of insurance despite numerous emails. Al will contact and if not provided they will be given 30 day notice of fine.
7. Al updated on Tract C maintenance. Specific as to the area between buildings 400 and 700, including the propane field and adjoining areas, all plantings other than wild strawberries, Rosa Begosa's and beach grass will be removed and new/additional beach grass planted as necessary. Also the gate accessing the area of the propane field will be marked to reflect it is not for public access.

Meeting was adjourned at 1200.

Lewis Hale, Secretary