

**TOWN HOMES AT LUDLOW BAY ASSOCIATION
BOARD MEETING MINUTES FOR 6/11/2017**

The meeting was called to order at 1500 by President Al Wagner. Present were Linda Brown, Treasurer and Lewis Hale, Secretary.

1. Minutes for April 13 were confirmed as previously approved.
2. The May financials were discussed. We continue to be under budget
3. The short term rental policy was discussed. Lewis has discussed the current policy with our attorney as there are some updates he has suggested that need to be resolved. Lewis will draft an updated policy and pass to attorney for finalization.
4. The 2017/18 draft budget was discussed. There are a few expenses that do not occur every year and Linda will review historical records to determine which we may incur this next fiscal year.
5. Building 300 Courtyard flooding was discussed. At issue is the water collecting in the garage for 22 Heron Rd. Per our rules courtyard drainage issues are an owner responsibility. However, from what the board understands, it is unclear the source or cause of the flooding. As a result it was decided Lewis will write to all owners on the courtyard suggesting they consider sharing of costs to locate and correct.
6. The owner of 36 Heron Rd. has made a request to install deck railings. At the same time other questions were raised which require further research. Lewis will research and draft response for board review before forwarding to the ARC.

Meeting was adjourned at 1630.

Respectfully submitted

Lewis Hale, Secretary