

**TOWN HOMES AT LUDLOW BAY ASSOCIATION
BOARD MEETING MINUTES FOR 8/4/2017**

The meeting was called to order at 1300 by President Al Wagner. Present were Linda Brown, Treasurer and Lewis Hale, Secretary. Also present was Jim Stelte, owner.

1. Linda presented an updated budget based on financials through 6/30. Minor revisions and will be posted to the website.
2. The report from the alarm company was discussed. They recommended certain enhancements/upgrades to the sprinkler rooms. Unbudgeted expense of \$1500. was approved.
3. Sprinkler system inspection will be Monday.
4. Exterior inspection of the town homes was discussed. Not much was done this year and we will need to take a more thorough review next spring.
5. The contractor for the roof moss has returned for touch up on problem areas. We will continue to monitor effectiveness.
6. Lewis provided an update on the renewal of the association insurance. More involved this year as the agent has changed insurance company they use for their association business.
7. Al has been discussing the master fences with Larry Smith. The objective is to take over responsibility for maintaining if we can get paid by the master. The concern is that if they are not maintained and deteriorate that the Master may decide not to replace.
8. There was a discussion on the update to the rental policy. The concern is that the requirements in the Master Declaration is impossible to comply with. The board debated updating the short term rental policy based on input from the association attorney or opting to eliminate short term rentals. Lewis will draft proposal for further review.

Meeting was adjourned at 1430

Respectfully submitted

Lewis Hale, Secretary.