

TOWN HOMES AT LUDLOW BAY ASSOCIATION
BOARD MEETING MINUTES MAY 19, 2018

1. The meeting was called to order at 1100 by President Al Wagner. Present were Lewis Hale, Secretary. Linda Brown, Treasurer joined by phone.
2. Minutes of the April 5 meeting were approved and have already been posted to the website
3. The April financial statements were approved. Linda will prepare a draft 2018/19 budget for review. Once approved it will be distributed to owners prior to the annual meeting.
4. As part of the finance review, the board formally agreed we can afford to waive July 1 dues payments as our operating cash balance is above target.
5. Confirmed the date and time of the annual meeting as July 7 at 2pm at the beach club with social following. We need to solicit new board members.
6. We continue to work on an updated short term rental policy.
7. The issue of courtyard gates not being closed was discussed. A motion was made and approved to adopt a rule that for safety, security and damage concerns all courtyard gates must remain closed except for entrance and exit. Lewis will draft a rule for board review and approval.
8. An owner has contacted the board expressing concerns over beach erosion along the eastern shoreline. The board is in the process of evaluating.
9. The spring exterior maintenance inspection was discussed and Lewis will resend to owners as a reminder.
10. The board discussed several updates for owners. These include crawl space inspections, fence sealing, roof moss and agreed we would do an owner update separate from these minutes.

Meeting was adjourned at 1145.

Respectfully submitted,

Lewis Hale, Secretary

TOWN HOMES AT LUDLOW BAY

May Owner update

Following is an update from your board on important items:

1. As a reminder the annual meeting will be July 7 at 2pm at the Beach Club. After the meeting there will be a social gathering with wine and soft drinks as well as nibbles. The formal meeting packet will be out shortly. We encourage owners to consider running for the board. If you are interested please contact a board member for details.
2. Separately we are resending the exterior maintenance report from this spring. As a reminder pretty much anything done to the exterior of your town home requires approval and the forms are attached to the spring report.
3. Roofs. It is our understanding some owners in buildings 100 and 300 have been coordinating with their neighbors on having their roofs replaced. All of the roofs on building 200 have been replaced. Buildings 400, 700 and 800 are newer but based on the experience with the roofs on 100, 200 and 300 looking ahead these roofs probably have another 4-7 years remaining.
4. Painting. Buildings 100, 200 and 300 were painted in approximately 2001. Buildings 400, 700 and 800 were constructed in 2002-2003. If your town home has not yet been painted in the past few years it likely needs to be painted. Also we have changed the paint specifications. The original paint was an inexpensive flat. Currently the standard is Sherwin Williams Duration which has a satin finish and so far has performed beautifully in terms of weathering and mold prevention. The exception to all of this is that the original green paint on the earlier buildings failed and was painted with a satin finish and is holding up well, but the original flat finish is getting very tired.
5. While owners were not excited about mandatory crawl space inspections at association expense, owners on a building by building basis are encouraged to discuss and make arrangements. Most owners have used Don at Peninsula Pest Control, 360-385-0467. Rats are the main concern. Building 200 owners have had their building inspected and we understand the cost was \$100 per unit.
6. Fire Department Key Box. While voluntary, it is recommended that all owners place a key in the fire department key box. If you call they will come down and assist with this process. Currently 14 owners have placed keys in the box. In the event of a fire or emergency it avoids them having to break down your front door. The fire department has asked that we have the keys tagged with an emergency contact and that they be given permission to enter your town home in an emergency. These will be available at the annual meeting.
7. We will be sealing the fences as needed.
8. The roofs will be checked to ensure the last treatment addressed any moss issues, and if there are problem areas, they will be retreated.
9. Dues holiday. We will not be billing dues at 7/1. We have accumulated more funds in our operating account than required so we will have a "dues holiday". If you have prepaid we will either refund or apply to next year at your option.

Please let us know if any questions.

Al Wagner

Linda Brown

Lewis Hale