

Ludlow Bay Village Association
Meeting of the Board of Directors
Tuesday, November 17, 2015

A. Call to Order

Larry Smith called the meeting of the Ludlow Bay Village Association Board of Directors to order at 4:02 pm, Tuesday, November 17, 2015 at the Port Ludlow Associates Development Office. The following directors were present: Larry Smith, Peter Joseph, Al Wagner, Kori Ward and Diana Smeland.

Absent. Troy Crosby, Cliff O'Brien and Debbie Wardrop

B. Confirmation of quorum, it was determined that a quorum was present

C. Al Wagner made a motion to approve the meeting minutes, seconded by Peter Joseph. Minutes were approved for the Tuesday, September 29, 2015 meeting. Approval of July prior meeting minutes was overlooked. Since we need 100% by email, will provide with the next meeting.

D. Old Business

1. Al Wagner made a motion to appoint Peter Joseph as President, seconded by Diana Smeland. Motion carried. Larry Smith will remain Vice President and Diana Smeland will remain treasurer/secretary.
2. The Board discussed the financials. Discussed on-line bank statements to shorten the time of the delivery of the financials, and the Audit Phase II.
3. General Maintenance items were discussed: Dune grass, signs, widgeon Road sink hole, creosote logs and rail road ties.
4. ARC discussions followed:
 - LBV trees were trimmed per the request by Mrs. Harding (at their cost)
 - Dune grass has been planted.
 - Tract C propane area was discussed. Signs that say "no beach access" are here and Cliff will install.
 - Discussion about the Tract C propane area should it be brought up to grade? No further grade adjustment is needed.
 - Widgeon Road sink hole was repaired.
 - Larry agreed to look for the ESM survey done a couple of years ago and provide a copy to the board.
 - Peter and Kori reviewed step encroachment on the beach side of the town homes.
 - Size of the private residence signs was discussed.

E. New Business

1. New start time for the meeting will be either 3 pm or 3:30 pm.
2. JJ Simpson was appointed to the board. He is the new Accounting manager at PLA.

F. Adjournment

There being no further business, the meeting adjourned at 5:30 pm.

Respectfully Submitted,


Diana Smeland
Secretary