

Ludlow Bay Village Association  
Meeting of the Board of Directors  
Tuesday, January 26, 2016

A. Call to Order

Peter Joseph called the meeting of the Ludlow Bay Village Association Board of Directors to order at 3:30 pm, Tuesday, January 26, 2016 at the Port Ludlow Associates Development Office. The following directors were present: Peter Joseph, Larry Smith, Al Wagner, Kori Ward, Troy Crosby, Cliff O'Brien and Diana Smeland.

Absent. Debbie Wardrop

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

C. Larry Smith made a motion to approve the meeting minutes, seconded by Kori Ward. Minutes were approved for the Tuesday, November 17, 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. The Board discussed the financials. Discussed the Audit Phase II. More questions were raised and it was decided to request bank records from June-December of 2013. Reserve study was also discussed and the worksheet will be brought to the next meeting.
2. General Maintenance items were discussed: Dune grass and removal of plantings in common area.
3. ARC discussions followed:
  - Tract C propane area was discussed. Signs were installed that say "no beach access".

E. New Business

1. Discussion on if the Master Association should contribute to the Marina lighted boats contest.
2. Questions were asked about timing of development in the LBV area.
3. Design Guidelines were discussed to add the information for shingles and deck size limitations. A question was raised if these guidelines would pertain to the new condos. Discussion followed.
4. Al Wagner raised the issue of signing Heron Road Entrance.

F. Adjournment

There being no further business, the meeting adjourned at 4:25 pm.

Respectfully Submitted,

  
Diana Smeland

Secretary