Ludlow Bay Village Association
Meeting of the Board of Directors
Tuesday, March 22, 2016

A. Call to Order
Larry Smith called the meeting of the Ludlow Bay Village Association Board of Directors to order at 3:00 pm, Tuesday, March 22, 2016 at the Port Ludlow Associates Development Office. The following directors were present: Larry Smith, Al Wagner, JJ (John) Simpson, Cliff O'Brien and Diana Smeland.

Absent. Debbie Wardrop and Kori Ward
Resignation: Peter Joseph and Troy Crosby

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

C. Cliff O'Brien made a motion to approve the meeting minutes, seconded by Al Wagner. Minutes were approved for the Tuesday, January 26, 2016 meeting. Cliff O'Brien made a motion to approve the July 28, 2015 meeting minutes, seconded by John Simpson.

D. Old Business
1. The Board discussed the financials. Discussed the Audit Phase II. Waiting on bank records from June-December of 2013.
2. Reserve study was discussed. We are 81% funded for the reserve account at $201,076. Cliff O'Brien will ask for current bids on road repaving, which is the largest item on the study.
3. General Maintenance items were discussed: Burner point posts and Dune grass. Cliff O'Brien will secure bids for Burner Point. Al Wagner will give a report on the health of the dune grass following the recent storms.
4. ARC was tabled due to Kori Ward being absent. Design Guidelines will be discussed next meeting in regards to shingles and deck size limitations.
5. Will discuss the Marina Lighted Boats next meeting and if we want to contribute.
6. Signage was discussed for the Heron/Oak Bay intersection. It was decided to take no action at this time.

E. New Business
1. Damage from the recent storms to the Bridge was discussed. Cliff O'Brien will facilitate the structural repairs to the anchor attachments assess if we need a diver to adjust the anchors.
2. The Townhomes have a potential candidate to fill their vacant Board position, however the normal meeting date of the 4th Tuesday is a conflict for her. Discussion on alternate meeting days to accommodate her schedule. Al Wagner will check to see if the third Tuesday of every other month works.

F. Adjournment
There being no further business, the meeting adjourned at 3:30 pm.

Respectfully Submitted,

Diana Smeland

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Secretary