Ludlow Bay Village Association
Meeting of the Board of Directors
Tuesday, January 17, 2017

A. Call to Order

Larry Smith called the meeting of the Ludlow Bay Village Association Board of Directors to order at 10:09 am, Tuesday, January 17, 2017 at the Port Ludlow Associates Development Office. The following directors were present: Larry Smith, JJ (John) Simpson, Kori Ward, Jeanne Joseph, Debbie Wardrop, Tony Sasse, Diana Smeland and Cliff O'Brien.

Absent: Rose Lincoln

Guests present: none

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 JJ Simpson. Minutes were approved for the Wednesday, November 9, 2016 meeting. JJ Simpson made a motion to approve the Appeal meeting minutes, seconded by Cliff O'Brien. Minutes were approved for the Monday, November 14, 2016.

D. Old Business
   1. The Board reviewed September financials. Diana Smeland will follow up with Anderson Accounting to add budgets, find out when CD's mature and ask for the June report with prior year. The Board also discussed signature cards.
   2. General Maintenance items were discussed: Burner Point roses, posts and Dune Grass were discussed. The landscape group will meet again to discuss options and report at the March meeting. Lagoon small pump was rebuilt and placed back into service in December.
   3. The ARC reported that there were no new applications and that all ARC applications are complete. The ARC discussed the remand back to them from the appeal decision on the Krell Complaint to ensure it was ADA compliant. ADA Guidelines were read and the latch was replaced with a swing latch that the ARC feels is now compliant, however they are trying to find an inspector that will certify ADA compliant. They are receiving varying opinions from experts as to whether this is necessary. ARC will continue to research.

E. New Business
   1. Discussion on Gull Drive Drainage. Shold can repair for $6,000. A motion was made by Tony Sasse to approve moving forward with the work at that cost. Cliff O'Brien seconded. Motion Carried. Larry will ask Shold to schedule.
   2. Krell complaint to Housing Urban Development (HUD) and Human Rights Commission (HRC) regarding the gate installation was discussed. On 12/1/16 HRC advised the Board of the complaint. On 12/7/16 Mr. Shattuck, legal counsel, responded to HRC. Board notified the HOA insurance broker. The claim was accepted by the Director & Officer liability carrier who assigned an attorney.

F. Adjournment
There being no further business, the meeting adjourned at 10:35 am.

Respectfully Submitted,

Diana Smeland
Secretary