

Ludlow Bay Village Association
Meeting of the Board of Directors
Tuesday, July 18, 2017

A. Call to Order

Larry Smith called the meeting of the Ludlow Bay Village Association Board of Directors to order at 10:01 am, Tuesday, July 18, 2017 at the Port Ludlow Inn. The following directors were present: Larry Smith, JJ (John) Simpson, Jeanne Joseph, Cliff O'Brien, Kori Ward, Debbie Wardrop, Diana Smeland and Rose Lincoln.

Absent: none

Guests present: Lewis Hale

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

C. JJ Simpson made a motion to approve the meeting minutes, seconded by Rose Lincoln. Minutes were approved for the Tuesday, May16, 2017.

D. Old Business

1. The Board reviewed financials. Questions on pest control and late charges were discussed. Motion by Rose Lincoln that LBV Association adopts the Town Homes at Ludlow Bay Association Rules & Regulations for Delinquent Assessments and to apply the rules to the entire fiscal year of 2016/2017 retroactively. Seconded by JJ Simpson. Motion carried.
2. General Maintenance items were discussed: Landscape budget was increased due to additional work needed at Burner Point. Discussion on Burner Point landscaping and Rye grass vs Beach grass followed. Foundation repair was also discussed.
3. The ARC reported that there were no new applications and that all ARC applications are complete. At the next meeting the ARC will bring recommendation for the chair and any new members of the ARC.
4. The Housing Urban Development (HUD) and Human Rights Commission (HRC) complaint has been ruled as no violation.

E. New Business

1. 2017/2018 Budget was reviewed. Motion by Rose Lincoln to approve the budget with two changes (add legal in amount of \$3,000 and increase security by \$200 to \$400). JJ Simpson seconded and motion carried.
2. Krells are requesting mediation but at this time the Board does not understand what the dispute is that would trigger that section of the CC&Rs. . All matters previously before the Board have been settled.
3. The Board interprets Section 4.13.2(3) of the CC&R's as giving the Town Home Board the right to establish additional rules and regulations regarding short-terms rentals of the Town Homes.
4. Debbie Wardrop discussed a photo shoot at Burner Point of the Totem Pole by Smithsonian Institute in recognition of David Boxley's work.
5. August 31st SBCA will have a community picnic and wanted to demonstrate fly fishing into the pond on the eastern side. OK with provision of insurance certificate.
6. August 27th Port Ludlow Businesses are sponsoring Movie Night. There will be two screens to show the movie Pirates of the Caribbean.

F. Adjournment

There being no further business, the meeting adjourned at 10:57 am.

Respectfully Submitted,

Diana Smeland
Secretary