

APPROVED

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF TRUSTEES OF
LUDLOW MAINTENANCE COMMISSION, INC.
Saturday, October 20, 2007 – 9:00 a.m. – Bay View Room**

Trustees: Vaughn Bradshaw, Ted Buehler, Ian Feltham, Stan Kadash, Paul Moseley, Art Moyer, Jerry Nelson, Sonny Sanzaro, and Elizabeth Van Zonneveld.

Vice President Van Zonneveld called the meeting to order at 9:01 a.m. in the absence of President Bradshaw. Roll call was conducted by Secretary Nelson. All trustees were present with the exception of President Bradshaw.

Agenda Changes: Vice President Van Zonneveld made the following change to the agenda: Meeting procedures will be discussed under New Business, item (k)

Approval of Minutes: Trustee Moyer made a motion that the Special Meeting minutes of August 30, 2007, the Regular Meeting minutes of September 15, 2007 and the Executive Session minutes of September 15, 2007 be approved. Trustee Kadash seconded the motion and the motion carried by unanimous vote. The minutes of the August 30, 2007 Executive Session were deferred to Executive Session, as requested by Trustee Moseley.

Vice President's Report: Due to a full agenda, Vice President Van Zonneveld asked that members in the audience confine their comments to once, per person, per issue, and requested comments be kept brief. She explained the proper procedure to follow for topics to be included at board workshops. Members requesting an opportunity to speak at today's meeting will be given an opportunity to speak if the issue is on the agenda and following board discussion.

The LMC Board of Trustees will meet with the Covenants and Regulations Committee on Tuesday, November 6, 2007, at 9:30 a.m. in the Bay View room. The purpose of this special meeting is to review the proposed policies and procedures for the Trees and Views Regulation. The trustees requested the attention of the Architectural Control Committee, Greenbelt Committee and Operations Committee, and welcomed the attendance of residents as everyone will be impacted by refining of the policies and procedures pertaining to this regulation. Notice of this Special Meeting will be posted in the office at the Beach Club.

Vice President Van Zonneveld reported the board had responded to a request by Diana Smeland to meet with PLA. An ad hoc committee, consisting of Vice President Van Zonneveld and Trustees Buehler, Kadash and Moyer, has been formed to meet with Ms. Smeland to discuss various issues related to the PLA Resort Revision Appeal.

Manager's Report – Brian Belmont

Mr. Belmont's written report is filed with these minutes. Questions and comments followed.

2007 LMC assessments remain at 99.8%., with \$2,843.02 remaining to be collected.

The south end of the Beach Club has been re-roofed by Hope Roofing. The bid price was reduced \$3,089 because re-decking with plywood was not required. The Bridge Deck roof was

APPROVED

re-roofed by Barlett Roofing. This project saved \$1,821 because plywood re-decking was not required.

The maintenance staff recently completed re-painting the Bridge Deck and repair of several areas of wood rot on the exterior of the building. Mr. Belmont acknowledged the fine quality of the work by the maintenance staff.

Mr. Belmont will be away October 24, 25, 29, 30, 31 and November 1 and 2, working on a case study through the Community Associations Institute. The purpose of the case study is to obtain a Professional Community Association Manager (PCAM) certification through CAI.

The Finance Committee has been provided with a draft of the proposed budget for 2008. It is hoped the board will have an opportunity to review and approve the budget during November so that a budget ratification meeting can be held along with the regular December board meeting.

Mr. Belmont thanked the Homeowners Pot Luck group for their generous contribution of a new vacuum cleaner for the Beach Club.

Committee Chairs were reminded to send their monthly report to the board recording secretary, Carol Shamhart, at shamhart@cablespeed.com.

COMMITTEE REPORTS:

Architectural Control – Veronica Ryan

Ms. Ryan's written report is filed with these minutes. Questions and comments followed.

The ACC committee has been working with the CRC on policies and guidelines for the Private Property Trees Service Committee (PPTSC). The ACC supports PPTSC's efforts through the 1st readings presented today.

The board received an appeal request letter dated October 15, 2007, from Mr. R.C. Lamb, in regard to an ACC decision. The ACC will review the matter and a date for hearing will be set within the 60-day required time.

Communications Committee – Barbara Berthiaume (interim chair)

Ms. Berthiaume's written report is filed with these minutes. Questions and comments followed.

The Communication Committee discussed, at the recommendation of the board, the best use of money to communicate with LMC members. Their recommendation was continued support to the Voice.

Covenants & Regulations Committee – Catherine Garrison (interim chair)

Ms. Garrison's written report is filed with these minutes. Questions and lengthy comments from the trustees and audience followed.

The next CRC meeting is scheduled for November 6, 2007.

APPROVED

Finance Committee – Bruce Pyles

Trustee Feltham gave the Finance Committee report in the absence of chair Bruce Pyles.

The LMC Finance Committee held its regular monthly meeting on October 18, 2007.

Quarterly review of the LMC financial records July-September 2007 was completed. The committee began a review of the proposed 2008 budget as presented to the FC by the Operations Committee and General Manager, Brian Belmont. An extra meeting to review the budget will be held November 5, 2007, to get the FC's recommendations to the Manager for any changes before the budget is forwarded to the trustees. The goal is to get the budget finalized in time to go out for approval by the members with the assessment invoices in December.

A question from the audience concerned the LMC reserve study. Mr. Belmont explained the last reserve study performed for LMC was by Reserve Associates, a professional organization, in 2004. In the interim, in-house has updated life expectancies, replacement costs, and added items as necessary.

Greenbelt Committee – Jack Riggen/Larry Scott

The Greenbelt Committee's written report is filed with these minutes. Questions and comments followed.

GBC member Dale Allen presented the Greenbelt Committee report in the absence of the GBC co-chairs.

The GBC committee has requested \$7,000, to carry out the work in the greenbelt areas for the budget year 2008. \$1,000 of this amount is designated for the PLVC Trails Committee.

Discussion followed related to the development of the north area of Kehele Park.

Operations Committee – John Van Zonneveld

Mr. Van Zonneveld's written report is filed with these minutes. Questions and comments followed.

Mr. Van Zonneveld presented the Operation Committee's finalized LMC tennis courts report to the trustees for comment and recommendations. Trustee Kadesh and Operations Committee member, Lenetta Johnson, were recognized for their work on this project.

The Operations Committee has completed their work on the LMC budget for 2008 and it has been forwarded to the Finance Committee.

Private Property Tree Committee –

Policies and Procedures for this ACC service committee has been turned over to the CRC for review.

APPROVED

North Bay Lot Owners Association – Lenetta Johnson

The NBLOA October 13 yard waste pick-up was very successful. The NBLOA sponsored Kids' Club will host a Halloween Party on 10/31 from 7:00-9:00 p.m., at the Beach Club. A new art display by the members of the North Bay Art Group is now available for viewing in the Gallery Room through January. The NBLOA is putting together a bus shopping trip to Seattle between now and Christmas. Details will be posted when available.

Condominium Associations – Jerry Nelson.

Puget Sound Energy is nearing completion of the project involving underground power line adjustments and replacement from the Beach Club to the sewer treatment plant.

Port Ludlow Village Council – Larry Nobles

In Larry Nobles absence, Adele Govert reported a new PLVC board of directors will be seated November 1.

Beach Club Remodel Finance Ad-hoc Committee – John Van Zonneveld

Not active at this time.

Beach Club Remodel Ad-hoc Committee – Art Moyer

The Beach Club Design Committee has decided to recommend a remodel which would include a Bay View Room expansion of 8 feet to the north and 20 feet to the west. All posts in the Bay View would be removed. A new kitchen and entry to the Beach Club would be built and the Bay View area would be re-roofed. There would be a large room on the first floor under the expansion to the west, for possible relocation of the exercise room. The Cove Room would then become a general purpose room for meeting, etc. Prices for the project are being investigated. Dinner seating at 15 square feet per person would increase from the current 90 to 159.

Conceptual drawings are available for review today or contact Trustee Moyer.

Questions and comments followed.

LMC/PLA Coordinating Service Committee – Vaughn Bradshaw

Inactive at this time

CORRESPONDENCE:

Correspondence was received from Traveler's Insurance and is being address by the General Manager and the Operations Committee. Numerous letters received from LMC members will be addressed by the trustees. Correspondence distribution to all trustees is being improved. An appeal letter received today from Mr. Lamb will be referred to the next LMC workshop for scheduling of the appeal hearing.

UNFINISHED BUSINESS:

APPROVED

Legal Representation: Trustees Bradshaw, Moyer and Nelson were chosen by the trustees to interview selected attorneys in seeking counsel for LMC. On Monday, October 15, General Manager, Brian Belmont, and trustees Moyer and Nelson traveled to Seattle to interview two law firms. Inslee, Best, et al, in Bellevue and the Rafel Law Group in Seattle were interviewed. Due to time constraints, the Rafel Law Group would not be available for approximately seven weeks. The Inslee, Best firm has approximately 40 attorneys and LMC would always have a second contact if the contact attorney, Eric Frimodt, was unavailable. Their hourly rate is \$100 less than the Rafel Law Group. Inslee, Best's hourly rate is \$245.

Trustee Moyer made a motion to retain the law firm of Inslee Best , et al, of Bellevue, to work with LMC. The motion was seconded by trustee Ian Feltham. Discussion followed. By unanimous vote, the motion passed, with Vice President Van Zonneveld abstaining.

Trustee Moyer made a motion to develop a preliminary policy for contacting the LMC attorney. This would include (1) for normal contacts, the trustees would authorize contact by the Vice President in the absence of the President. This would be done through the General Manager so the action can be recorded. Contacts may be by telephone, email, letter, or in person. Emergency contacts would be the same except the President would make the contact without being authorized by the board. However, the President must inform the board at the next meeting of the Board of Trustees. This preliminary policy would be referred to the CRC for language and other changes as appropriate, for final approval by the trustees. The motion was seconded by Trustee Nelson. Lengthy discussion followed. The original motion was withdrawn by Trustee Moyer, seconded by Trustee Sanzaro. The original motion died.

Trustee Moyer made a motion that the problem of Area 5 bluff ownership be assigned to attorney Eric Frimodt at Inslee, Best, et al, with the packet previously provided to attorney Morgenstern. The motion was seconded by Trustee Buehler. Discussion followed by a call for the question by Trustee Nelson. By unanimous vote, the motion passed, with Vice President Van Zonneveld abstaining.

Lengthy discussion continued on the Area 5 bluff issue.

Resort Revision Mediation & Appeal: The board held an executive session and special meeting in October, related to this issue. Thursday morning 10/18/07 the bargaining team consisting of Trustees, Buehler, Kadesh, Moyer and Van Zonneveld, met with Diana Smeland at the PLA offices, to discuss issues LMC has expressed concern about in the major resort revision. Those present agreed to prepare a summary report of the meeting. A draft summary report has been circulating to the attendees for review, following which it will be presented to the board. Vice President Van Zonneveld read the draft report of the meeting with Ms. Smeland. Included in the report draft was a new two-day mediation of the parties to be held Monday, October 22 and Tuesday, October 23. LMC's share of the \$5,000 fee for the two-day mediation is \$625.

Trustee Buehler made a motion that the trustees approve additional funding up to \$625 for further mediation subject to the following conditions:

- We shall be represented by four board members previously selected as our bargaining team. An alternate will be identified in the event someone is unable to attend.

APPROVED

- Prior to mediation, the board shall meet to prioritize the remaining issues.

The motion was seconded by Trustee Nelson. Lengthy discussion followed. Trustee Moyer called for the question. Further discussion ensued. Vice President Van Zonneveld asked for a vote to end the discussion. The vote passed by a majority with Trustees Sanzaro and Moseley opposed. The original motion by Trustee Buehler was passed by a vote of 4:3 with Vice President Van Zonneveld abstaining.

Trustee Buehler made a motion that the LMC request a legal opinion regarding the advisability of being involved in an appeal with the county, in issues which may not be within the guidelines of our governing documents and/or RCW 64.38.020 (4). It is further agreed that the actual letter sent to the attorney, outlining our concern, must be approved by the board prior to submission. Trustee Moseley seconded the motion. Discussion followed. A call for the question was made, and a motion was duly made to end the discussion. The motion to end the discussion was passed by a majority vote, with Trustee Sanzaro opposed. The original motion made by Trustee Buehler was passed by unanimous vote. Vice President Van Zonneveld abstained.

Board Goals 2007-2008 – Status Report: Trustee Buehler made a motion to request the Communications Committee explore the feasibility of establishing a communications workshop for board members by utilizing qualified members of the community as consultants. The motion was seconded by Trustee Moseley. Discussion followed. The motion was unanimously passed. Vice President Van Zonneveld abstained.

NEW BUSINESS:

Establishment of Ad-hoc Committee – Voice Newsletter: President Bradshaw has appointed Trustee Buehler as chair, and asked Barbara Berthiaume, Teddy Clark and Ross Robson to serve on this ad hoc committee. Trustee Kadash made a motion to approve the appointed members of the ad hoc committee. The motion was duly seconded and carried by unanimous vote. Vice President Van Zonneveld abstained.

Trustee Buehler reported the newly formed ad hoc committee had met one time informally. Unresolved issues concerning the *Voice* were discussed at length. Trustee Buehler said the ad hoc committee would be open to receiving comments from the community on this issue.

ACC Trees & Views Policies & Procedures – First Reading: Trustee Moyer made a motion to defer action on this matter until after the November 6 meeting of the CRC and the trustees. The motion was seconded by Trustee Nelson and passed unanimously with Vice President Van Zonneveld abstaining.

Relocation of Regulation I Article I (9) – Trees & Views: Trustee Kadash made a motion to approve relocation of this regulation, seconded by Trustee Nelson. The motion passed by unanimous vote with Vice President Van Zonneveld abstaining.

Amendment to Regulation I Article I (3) – No Nuisance – First Reading: Trustee Moyer made a motion to move this amendment to second reading. The motion was seconded by Trustee Nelson and unanimously passed with Vice President Van Zonneveld abstaining.

APPROVED

Amendment to Regulation I Article I (8) – Restrictions & Requirements – First Reading:

By a motion made by Trustee Kadesh and seconded by Trustee Nelson, the trustees unanimously voted to move this amendment to second reading. Vice President Van Zonneveld abstained.

Amending to Regulation II Article I (2) – Approval Requirements – First Reading:

By a motion made by Trustee Kadesh and seconded by Trustee Moyer, the trustees unanimously moved this amendment to second reading. Vice President Van Zonneveld abstained.

Amendment to Regulation II Article I (9) – Lot Clearing – First Reading:

By a motion made by Trustee Moyer, and seconded by Trustee Nelson, the trustees unanimously moved this amendment to second reading. Vice President Van Zonneveld abstained.

Amendment to Regulation II Article II (2) (7a) – Procedures – First Reading:

By a motion made by Trustee Kadesh, and seconded by Trustee Buehler, the trustees unanimously moved this amendment to second reading. Vice President Van Zonneveld abstained.

Amendment to Regulation V Article II (7) – Procedures – First Reading:

By a motion made by Trustee Kadesh, and seconded by Trustee Moyer, the trustees unanimously moved this amendment to second reading. Vice President Van Zonneveld abstained.

Amendment to Regulation V Article III (3) – Enforcement – First Reading:

By a motion made by Trustee Kadesh, and seconded by Trustee Moyer, the trustees unanimously moved this amendment to second reading. Vice President Van Zonneveld abstained.

Meeting Procedures: Trustee Sanzaro presented a memo he had prepared regarding concerns related to LMC meeting procedures. General Manager Belmont explained the process related to notification of specific meetings. Vice President Van Zonneveld recommended Trustee Sanzaro present this matter at a trustee workshop for further discussion. Discussion followed. Trustee Sanzaro made a motion that the matter of meeting procedures be referred to the CRC for further investigation. The motion was seconded by Trustee Buehler. Discussion followed. Trustee Nelson called for the question. By unanimous vote, discussion was completed. The original motion to send this matter to CRC passed by a vote of 4:3.

Public Comment Period: Vice President Van Zonneveld opened the floor for public comments. Several comments were made by the audience.

By a motion made by Trustee Moyer, seconded by Trustee Kadesh and carried by a majority vote, the Trustees recessed to Executive Session at 1:55 p.m. Trustees Buehler and Moseley opposed. A lunch break was to follow with Executive Session to begin at 2:30 p.m. in the Gallery.

The trustees reconvened from Executive Session at 4:55 p.m.

Vice Present Van Zonneveld announced the board has reviewed the mediation matters and will instruct its mediating representatives (the four trustees who had previously met with Diana Smeland) plus one alternate. Trustee Moyer made a motion to name Trustee Moseley as an alternate in the mediation. The motion was seconded by Trustee Nelson. Discussion followed. By a majority vote, the motion passed.

APPROVED

Because Trustee Kadesh may not be present at the mediation on Tuesday, 10/23, alternate Trustee Moseley requested he be allowed to attend the mediation session on 10/22. Trustee Moyer made a motion that Trustee Kadesh attend the mediation on 10/22 and Trustee Moseley attend on 10/23. In the event one of the other trustees cannot attend on 10/22. Trustee Moseley would attend. The motion was seconded by Trustee Kadesh. Discussion followed. The motion was unanimously passed 6-0 with Van Zonneveld and Buehler abstaining.

By a motion duly made, seconded, and unanimously carried, Vice President Van Zonneveld will serve as spokesperson at the mediation session.

The LMC board has reviewed all the issues resulting from the earlier mediation summary, has eliminated all but eight and has prioritized those eight that are felt to be of concern to the LMC. Discussion followed. By a motion duly made, seconded and unanimously passed, the trustees adopted the list of issues, as prioritized, that are being transmitted as instructed by the mediator.

By a motion duly made by Trustee Moseley and seconded by Trustee Nelson, the Executive Session minutes of August 30, 2007 were approved as revised.

By a motion duly made, seconded and carried, the meeting was adjourned at 5:10 p.m.

Respectfully submitted,

Jerry Nelson, Secretary
Ludlow Maintenance Commission, Inc.

Prepared by Carol Shamhart
LMC Recording Secretary

LMC Standing Committee Reports:

Manager's Report:

The Trustees have been provided financial statements through September 30, 2007. Are there questions that I can answer pertaining to those reports? Year-to-date we have collected 99.8% of the invoiced 2007 annual assessments. We currently have three (3) properties with outstanding assessment balances that, with late fees, total \$2,843.02.

Since last month's meeting the south end of the Beach Club has been re-roofed by Hope roofing. The Board approved \$24,661 for this project and because we didn't need to install plywood decking on the entire roof that bid price was reduced by \$3,089.40 (\$21,571.60). The Bridge Deck building was re-roofed by Bartlett Roofing. The Board approved \$6,746.70 for this project and again because the roof didn't need to be re-decked the bid price was reduced by \$1,821 (\$4,925.70).

LMC maintenance personnel Phil Eng, Dick Jovag and John Hengstebeck painted the Bridge Deck building and repaired several dry rot areas on that building. I'm very pleased with the quality of their work on this project.

APPROVED

As I mentioned at the Board workshop, I will be working on a case study through Community Associations Institute on the following dates: October 24, 25, 29, 30, 31 and November 1 and 2. The purpose of the case study is to obtain a Professional Community Association Manager (PCAM) certification through CAI. The PCAM designation is the highest professional recognition available nationwide to managers who specialize in community association management.

Because the clarity of the indoor pool water hasn't been as good as it should be, our maintenance staff recently changed out the filter media in the indoor pool filtration system. The new media has improved the clarity but we still believe it could be better. We seem to have a significant amount of air in the system whose source has yet to be determined. Our staff continues to work this problem.

Regarding the 2008 budget process – the Finance committee has a draft of the budget and will be meeting to discuss it in the upcoming weeks. It is my hope that the Board will have an opportunity to review and approve the budget during the month of November so that we can have our Member Budget Ratification meeting on the same day as our December 15 board meeting.

I would again like to ask the committee chairs to submit their board reports to our recording secretary, Carol Shamhart, electronically via email. Carol's email is (shamhart@cablespeed.com)

ACC:

Since the last LMC meeting, the committee met twice.

We approved eleven requests:

- One new home
- One remodel
- One construction extension
- Two paint
- One fence
- Five tree removals

We gave partial approval/denial to two tree removal requests.

We currently have eighteen pending requests.

- Three homes
- One addition
- One remodel
- One revision to approved new house construction
- One fence
- One roof
- Two paint
- One propane tank
- One satellite dish
- Two tree removals
- Four Tree Committee requests

APPROVED

The committee has been working with the CC&R Committee on policies and guidelines for the Private Property Trees Service Committee and supports their efforts through the 1st readings presented today.

Houses under construction are being monitored and reported violations are getting addressed.

Our next ACC Meeting is scheduled for 10/22/2007 @ 3:30 pm here in the Beach Club and is open to the public.

Communications Committee:

The 3 recommendations that the committee put forward to the LMC board were discussed:

- 1) That the best use of money to communicate to LMC constituents would be to continue support of the Voice.

Vaughn Bradshaw appointed an ad hoc committee pending approval of the board. Those appointed are: Ted Buehler from the LMC board, Barbara Berthiaume from the Communications Committee, and Ross Robson, and Teddy Clark from the community at large. The board will vote on this committee at the Oct. 20th board meeting.

The LMC budget is now being worked on with the goal of having it finalized by the December meeting. This means that the continued funding of the Voice will come up at the workshop and board meeting in the Nov. meeting. .

- 2) That the LMC Board reconsider meeting the second Saturday of the month again as it would enhance the timeliness of information that goes into the Voice.

The board rejected this recommendation as it was felt that changing the date would be disruptive to existing committees and collecting budget information that soon would be difficult.

- 3) Consideration that the Log come out 3 times a year instead of 4 times.

This recommendation was adopted.

Helen Cotta has requested that her name be withdrawn as a member of the Communications Committee. We are again looking for an editor for the Log.

The Committee is working on developing policies and procedures to take to the board for input and approval.

The PLVC is asking for more North Bay residents to volunteer as key communicators. This activity is of interest to the Communications Committee and we would like to promote North Bay representation. I am contacting Jack McKay to see how many volunteers are needed. The LMC output of information to homeowners gets out through a number of mediums and the committee is reviewing the avenues of input from the community. There is a Member

APPROVED

Contact/Request Form in the office that people can fill out but it needs some revision to make it clear as to it's purpose. Another possibility is a suggestion box to

Thank you,

Barbara Berthiaume, Interim Chair
Communications Committee

CRC:

Garrison reported that the Covenants and Regulations Committee has met five times: September 4, September 18, September 26, October 2, and October 5. Various members of other committees joined the Covenants and Regulations Committee at these meeting.

Garrison requested that the board formally place the newly adopted Trees and Views Regulation (approved by a vote of the membership in April 2007 and formally adopted by the board on May 19, 2007) under the authority of the Architectural Control Committee as Regulation II, Article I, Approval Requirement (3): Trees and Views on Private Property.

She informed the board that the committee has reviewed the LMC governing documents for all references to trees and makes recommendations for consistency throughout the governing documents. Amendments to the following regulations were presented for first reading: Regulation I, Article I, Restrictions (3); Regulation I, Article I, Restrictions and Requirements; Regulation II, Article I, Approval Requirement; Regulation II, Article I, Approval Requirement; Regulation II, Article II, Procedures: Regulation V, Article II, Procedures; Regulation V, Article III, Enforcement. The full text of all the recommendations with rationale is attached to these minutes.

Garrison then presented a draft Policy and Procedures for Evaluation and Enforcement of the Trees and Views on Private Property Regulation. She invited the board to meet with the policy authors on November 6, 2007 at 9:30 a.m. for the sole purpose of reviewing the draft document to ensure that all parties fully understand and are conversant with the regulation and the proposed policy and procedures. This meeting would be open to observation by any interested LMC member.

Finance Committee: Nothing to report

OPERATIONS: Nothing to report

Greenbelt Committee: Committee met on Oct. 9, 2007. The committee has 24 open requests for tree removal or utility easement, including two new requests received in this period. The spruce tree at the corner of Baldwin and Oak bay road the sharing of the removal cost were discussed. The 2008 budget was discussed. The Kehele Park co-project was also discussed.

GBC is recommending a budget of \$7,000.00 for 2008, with \$1,000.00 earmarked for the PLVC trails contribution.

APPROVED

Co-chairs Scott and Rigger attended the PORT Ludlow Drainage District meeting on Thursday, Oct. 11, 2007, to discuss the removal costs for the Spruce tree at the corner of Baldwin and Oak Bay Rd. The results of the meeting are the costs will be shared by the PLDD and Melvin and Katie Smith. There will be no costs to LMC.

The GBC has been in contact with the WSU extension organization for assistance in developing a 'Greenbelt' at the North end of Kehele Park in partnership with the Operations committee. This is to be a natural area that will include and showcase native plants and shrubs identified on the GBC list of recommended Plants. WE see this as an opportunity not only to develop this as a natural area but also provide examples of plants to those LMC members who are required to replant following approved tree and shrub removal in Greenbelts areas. The operations committee will submit the completed proposal for approval when the plan is completed.

AT least 5 trees, in addition to the Spruce tree, along Oak Bay road have been determined to be hazardous and will be removed before the winter storm season arrives. These trees were identified in requests for their removal that were submitted for review by the GBC. Where required we have had or Arborist and Forester look at the trees to confirm their lack of health and potential danger. This notification is to make the LMC Board aware of the work that will be going on in a very visible corridor. Questions related to this work may be forwarded to Larry Scott (437-9299) or to Dale Allen (437-7955).

Other work of the Committee during this reporting period has involved monitoring work activities of approved requests, contacting current requesters to update status of approved requests and confirming replanting plans for this fall and winter.