

APPROVED

**MINUTES OF THE NOVEMBER 10, 2011
SPECIAL MEETING
OF THE BOARD OF TRUSTEES OF
LUDLOW MAINTENANCE COMMISSION, INC.**

Thursday, November 10, 2011 – Bay View Room

Trustees: Teddy Clark, Elizabeth Van Zonneveld, Richard Babaian, Vaughn Bradshaw, Glee Hubbard, Michael Larkin, Sally Orsborn, Jerry Purdy and Sharron Sherfick.

President Clark called the Special Meeting of the Board of Trustees to order at 3:02 p.m. Roll call was conducted by the President. In attendance were Trustees Clark, Van Zonneveld, Babaian (by phone), Bradshaw (arrived at 3:27 p.m.), Larkin, Hubbard, Orsborn and Purdy. Trustee Sherfick was absent. General Manager Brian Belmont was also in attendance.

Trustee Van Zonneveld made a motion to refer the Townhome Association's DRAFT memorandum of understanding between LMC and the Townhome Association to the Covenants and Regulations Committee for review and recommendation. The motion was seconded by Trustee Purdy and carried 7:0:1, with President Clark abstaining.

Trustee Hubbard made a motion that the President appoint an Ad-hoc committee whose purpose is to prepare and present historical background regarding proposed condominium development in the resort area of Port Ludlow. The committee will also be charged with review of relevant governing documents. The committee members will be Trustee Elizabeth Van Zonneveld, Trustee Vaughn Bradshaw, and Covenants and Regulations committee member Art Moyer. The motion was seconded by Trustee Bradshaw and carried 7:0:1, with President Clark abstaining.

President Clark proposed the formation of the above-referenced Ad-hoc committee whose purpose is to prepare and present historical background regarding proposed condominium development in the resort area of Port Ludlow. The committee will also be charged with review of relevant governing documents. The committee members will be Trustee Elizabeth Van Zonneveld, Trustee Vaughn Bradshaw, and Covenants and Regulations committee member Art Moyer.

Trustee Bradshaw made a motion to approve President Clark's proposed Ad-hoc committee and membership. The motion was seconded by Trustee Van Zonneveld and carried 6:0:2, with President Clark and Trustee Orsborn abstaining.

At 4:40 p.m. Trustee Bradshaw made a motion to recess the special meeting and reconvene in closed executive session for the purpose of discussing personnel matters. The motion was seconded by Trustee Van Zonneveld and carried 7:0:1, with President Clark abstaining.

The special meeting was reconvened at 5:13 p.m.

Trustee Larkin made a motion to direct the General Manager to incorporate the personnel related changes to the 2012 Operating Budget. The motion was seconded by Trustee Hubbard and carried 8:0:0.

The meeting was adjourned at 5:15 p.m.

APPROVED

Respectfully submitted,

Vaughn Bradshaw, Secretary
Ludlow Maintenance Commission, Inc.

Prepared by Brian Belmont