

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

Saturday, December 1, 2007 – 10:00 a.m. Bay View Room

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

President Bradshaw called the special meeting of the board that was duly called in accordance with Bylaws Article III, Section 5, to order at 10:00 a.m. and asked for roll call. Trustees Paul Moseley, Art Moyer and Stan Kadesh were absent. Approximately 20 LMC members were in attendance.

The purpose of the special board meeting was to hear member Robert Lambe's (#2-3-226) appeal of the LMC Architectural Control Committee's (ACC) decision not to allow construction of a five (5) foot high x 70 foot long wooden fence on his property located at 671 Pioneer Drive. President Bradshaw reviewed the meeting procedures that were to be followed.

Trustee Buehler recused himself from the meeting proceedings because he had previously voted on Mr. Lambe's request while serving as trustee representative to the ACC. President Bradshaw also recused himself for the same reason but offered to preside over the special board meeting if the remaining trustees, Mr. Lambe and ACC chair Veronica Ryan were in agreement which they were.

ACC chair Veronica Ryan presented the committee's position regarding Mr. Lambe's fence request.

Mr. Lambe then presented his reasoning as to why he believes his fencing request should be approved by the LMC Trustees.

Both Ms. Ryan and Mr. Lambe were given rebuttal opportunities.

It was moved by Trustee Sanzaro and seconded by Feltham to recess the special meeting for the purpose of deliberation at 11:07 a.m. The motion carried unanimously 4 in favor 0 against.

The special meeting of the board reconvened at 11:38 a.m.

Following deliberation, Trustee Nelson moved that the ACC decision is justified and complete in consideration of the regulations and comments from the neighbors and the Board feels that shrubbery is a good option. Trustee Van Zonneveld seconded the motion. The motion carried unanimously 4 in favor 0 against.

The special board meeting was adjourned at 11:40 a.m.

Respectfully submitted,

Jerry Nelson, Secretary
Ludlow Maintenance Commission, Inc.

Prepared by Brian Belmont
General Manager, LMC