

**MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF TRUSTEES OF
LUDLOW MAINTENANCE COMMISSION, INC.
Tuesday, August 22, 2006– 10:00 a.m. – Gallery Room**

Trustees: Vaughn Bradshaw, Ian Feltham, Art Moyer, Jerry Nelson, Terry O’Brien, Bruce Pyles, Amy Recht, Sonny Sanzaro, and John Van Zonneveld.

President O’Brien called the meeting to order at 10:05 a.m. and asked Secretary Moyer for a roll call. All trustees noted above were in attendance with Trustee Bruce Pyles being absent.

The special meeting was called to discuss possible conflict of interest on the Eckstroms’ appeal. It was agreed that Trustees Moyer, Pyles, Nelson, and Van Zonneveld will recuse themselves.

It was noted that LMC General Manager Brian Belmont does not have a job description. President O’Brien agreed to bring a draft job description to the Board for their consideration.

It was also noted that Architectural Control and Operations Committees do not have written Policies and Procedures that have been approved by the Board. It was agreed that the CRC would work with these two committees to develop draft Policies and Procedures for review and approval by the Board.

President O’Brien will bring to the Board for their approval candidates for chairmanship of the Finance and Operations Committees.

The meeting was adjourned at 11:25 a.m.

Respectfully submitted,

Art Moyer, Secretary
Ludlow Maintenance Commission, Inc.