

**MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF TRUSTEES OF
LUDLOW MAINTENANCE COMMISSION, INC.**
Tuesday, October 26, 2006– 9:00 a.m. – Bay View Room

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

President O'Brien called the meeting to order at 9:00 a.m. and asked Secretary Moyer for a roll call. All trustees noted above were in attendance.

Trustee Resignation: The Board received a letter of resignation from Trustee John Van Zonneveld. By a motion duly made, seconded, and carried by a unanimous vote of the trustees present Trustee Van Zonneveld's resignation was accepted.

Trustee Appointment: Trustee Nelson nominated Elizabeth Van Zonneveld to fill the vacancy on the board. By a motion duly made, seconded, and carried by a unanimous vote of the trustees, this nomination was accepted. Trustee Van Zonneveld joined trustees at the board table.

Review of the Letter to Jefferson County Regarding Ludlow Bay Village II and Trendwest Projects: Trustee Van Zonneveld has offered a draft of a letter to the Jefferson County hearing examiner dealing with a combined application amendment to development agreement and Ludlow Cove II. The letter has been edited. Besides the hearing examiner, it will be sent to the county commissioners and county administrator. Trustee Moyer made a motion to accept the letter as corrected and submit it to the county. Trustee Pyles seconded this motion. Following brief discussion, this motion carried by a unanimous vote of the board. The letter will be signed by all members of the board. President O'Brien will personally enter this letter as LMC testimony on permitting process at the time of the hearing.

Indoor Pool Cover Replacement: LMC General Manager Brian Belmont reported receiving Finance Committee approval to purchase a thermal cover for the indoor pool from Master Pools for \$3,035.20. This was the lower of the two cost estimates. The costs will be covered by the operating funds. Following brief discussion, Trustee Feltham made a motion to approve this purchase. Trustee Moyer seconded this motion. Motion carried by a unanimous vote of the board.

Operations Committee Restructuring: Steve Siegiel has resigned as an Operations Committee Chair. President O'Brien has accepted his resignation and asked John Van Zonneveld to chair the Operations Committee. Mr. Van Zonneveld agreed. Mr. Siegiel was offered to continue working with the ACC as a chair in Ms. Ryan's absence. He agreed. President O'Brien asked the Board to accept Mr. Siegiel's resignation, to appoint Mr. Van Zonneveld as a new chair of the Operations Committee, and, should Ms. Ryan come to the Board asking to approve Mr. Siegiel an ACC member, approve his

appointment to the ACC. Following prolonged discussion of the ACC membership numbers, Trustee Bradshaw made a motion to accept Mr. Siegiel's resignation and confirm President's appointment of Mr. Van Zonneveld the new chair of the Operations Committee. Trustee Feltham seconded this motion. Following further discussion, this motion carried by a unanimous vote of the trustees.

Trees & Views – Regulation or Bylaw: Ms. Recht asked the Board to assure that another board would not be able to change new trees and views regulation without a voter approval. She asked the board to either protect it as a regulation or make it a By-law. Following prolonged discussion, Trustee Bradshaw suggested, if this regulation were to pass, making an indication on the document that its authority came from the settlement agreement, which required a 2/3 majority vote. President O'Brien supported this idea. Ms. Recht asked the board to ask the CRC to investigate language for protecting the regulation. President O'Brien agreed. Ms. Recht also asked to place all tree issues under the ACC. Discussion followed.

TVC Deadline Extension: Following prolonged discussion, the board agreed that an extension could be achieved by signing a simple letter of agreement to the extension by all parties involved without legal involvement.

Trustee Recht asked to be replaced as the board representative on the TVC.

Greenbelt Tree Removal Request: Mr. Van Zonneveld brought to the board's attention a GBC case involving four greenbelt trees. The petitioners believe the trees are endangering the house and asking the GBC to remove them. Three out of four greenbelt trees requested for removal are hazardous. The fourth tree is healthy. The GBC has an offer from Joe Thompson to cut the diseased trees at no charge if the GBC allows removal of the healthy cedar growing among them. Mr. Thompson intends to sell the healthy cedar. If Mr. Thompson's offer is taken, GBC's only expense will be \$500 for the chipper. Mr. Van Zonneveld asked the board to allow the GBC to proceed with this matter without a twenty-one day notice, which is required for removal of healthy trees. Following prolonged discussion, Trustee Bradshaw made a motion to accept GBC report. Motion carried.

Going out Correspondence: Trustee Moyer presented three letters for the board's approval: appeal decisions to Paul Taylor and Kevin and Shellie Eckstrom, and a letter to Ted Buehler. Trustee Moyer was asked to redo the letters to correct an editing error.

Minutes: Trustee Moyer expressed his desire to shorten the minutes by asking committee members to submit written reports. President O'Brien will direct the chairs to submit written reports.

Ad Hoc Committee: President O'Brien informed the board of his intentions to set up an ad hoc committee to work on finance issues limited to financing of the proposed remodel of the Beach Club, to initiate negotiations with the PLA as necessary regarding

compensatory arrangements for their projects, and to revisit the assessment that may or may not be due to the LMC for the lots within the Ludlow Bay Village.

The meeting was adjourned at 10:27 a.m.

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Respectfully submitted,

Art Moyer, Secretary
Ludlow Maintenance Commission, Inc.