

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

Tuesday, February 28, 2006– 10:00 a.m. – Bay View Room

Trustees Present: Bruce Schmitz, John Van Zonneveld, Amy Recht, Michael Platt, Ian Feltham, Terry O'Brien, Sonny Sanzaro, and Art Moyer (via telephone connection).

President Schmitz called the meeting to order at 10:05 a.m. All trustees noted above were in attendance with Trustee Jerry Nelson being absent.

The special meeting was called to discuss the sale of LMC reserve property, selection of members of the Trees and Views Ad Hoc Committee, and volunteer recognition party.

Sale of LMC Reserve Property: President Schmitz presented the problems that make it probable that the reserve property cannot be sold. A detailed list of those reasons is filed with these minutes. After a discussion of these problems, a motion was made and seconded that a plan to sell select reserve property be terminated. This motion carried by a unanimous vote of the Board. Trustee Moyer suggested that the Board review the quitclaim deeds for all reserve properties including tidelands and bluffs as well as the greenbelts.

Selection of Members of the Trees and Views Ad Hoc Committee: A motion was made and seconded that the following members be appointed to the Ad Hoc Committee on Trees and Views: from ACC – Veronica Ryan, from Operations Committee – Michael Kahn, two community members at large – Catherine Garrison and John Austin, and from the Board of Trustees – Amy Recht. This motion carried by a unanimous vote of the Board. John Henderson and a member appointed by him will make up the remainder of this committee. The committee is to report its progress to the Board on a monthly basis. The committee is to give a final version of the trees and views regulation no later than December 1, 2006. The regulation drafted will be voted on by the LMC membership at the 2007 membership annual meeting in April. A two-thirds majority approval of the proposal(s) shall be deemed sufficient for the plaintiffs (Henderson, Wood, and McKinney) to dismiss the lawsuit.

Volunteer Recognition Party: President Schmitz proposed to hold a volunteer recognition party on March 24. The party is to be held for all LMC volunteers (committee members and their spouses) and LMC employees and their spouses. Estimated to cost up to \$1000 this party will be paid for with LMC funds. A heated discussion on the propriety of using LMC funds for a party followed. Trustee Moyer proposed that honoring volunteers and LMC employees could be accomplished at the annual membership meeting by inviting volunteers and employees and their spouses to the cocktail party sponsored by the Homeowners Potluck Group and open to all LMC members. President Schmitz stated that he did not want to combine the recognition party and the cocktail party since less than \$1.00 per lot is a small price to pay for all the time put in by the volunteers. A very heated discussion continued. Trustees Van Zonneveld, O'Brien, and Platt spoke in favor of the recognition party and Trustees Recht and Sanzaro spoke favoring other alternatives for recognition. Trustee Platt proposed that maybe we should have a recognition event at the annual meeting and a separate appreciation event sponsored by the LMC. Trustee

Feltham spoke in favor of presenting certificates of appreciation to volunteers at the annual meeting but favored alternative ways of honoring volunteers than having a separate volunteer recognition party. After a while, Trustee Feltham then had to leave for a doctor's appointment. Trustee Platt then made a motion to approve recognition and certificates for volunteers at the annual meeting and an LMC appreciation get together on March 24 at the Beach Club subject to notification to the membership on the Beach Club bulletin board and review by the Finance Committee (cost for the party not to exceed \$1000). This motion passed by a vote of 6:1 opposed by Trustee Moyer. Trustee Feltham did not vote as he had left the meeting by the time this vote took place.

The meeting was adjourned at 11:09 a.m.

Respectfully submitted,

Art Moyer, Secretary
Ludlow Maintenance Commission, Inc.