

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

Saturday, April 29, 2006– 11:00 a.m. – Bridge Deck

Trustees: John Van Zonneveld, Amy Recht, Ian Feltham, Jerry Nelson,
Sonny Sanzaro, Art Moyer, Bruce Schmitz, and Terry O'Brien.

President O'Brien called the meeting to order at 11:00 a.m. Trustees Moyer, Feltham, and Recht were absent. Trustee Platt has resigned.

Beach Club Post Repairs: The manager brought in a proposal to repair failing deck posts. This proposal was reviewed by Trustees Sanzaro, Nelson, and O'Brien earlier this week. Slight modifications, requested by Trustee Nelson, were accepted by the contractor. The contractor is available to repair two critical posts during the first week of May. Following discussion, Trustee Nelson made a motion to authorize the manager to award David Riggs a time and materials contract to repair the posts. Trustee Van Zonneveld seconded this motion. Following further discussion, this motion carried by a vote of 4:1 opposed by Trustee Sanzaro. The Operations and the Finance Committees had authorized this project.

Contractor Bond Release: President O'Brien asked for a motion to release the funds held as a performance bond for Harold Moe Construction Rainier Lane lot # 2-2-008 house. The contractor has completed the job without infraction. The property has been sold and an occupancy permit has been issued. Trustee Van Zonneveld made a motion to release the funds. Trustee Nelson seconded this motion. Motion carried by a unanimous vote of the trustees.

Greenbelt Drainage Easement (lot 2-3-044): The owners of Jackson Lane lot # 2-3-044 have requested a drainage easement through the Oak Bay Road greenbelt. Their request has been approved by the GBC. The manager read an abstract from the GBC letter recommending approval of this easement. The GBC is requesting that the ditch for the pipe be dug by hand or a small backhoe to minimize disturbance to the greenbelt. The Board requested that this language be included into easement documents. The manager will prepare easement documents as directed. By a motion made by Trustee Schmitz, seconded by Trustee Van Zonneveld, and carried by a unanimous vote of the trustees, this easement request was granted.

Trees and Views Ad-hoc Committee Membership: Since Catherine Garrison had to resign from the Trees & Views Committee effective April 21, President O'Brien asked for the Board's approval of Bill Hansen as Ms. Garrison's replacement. Mr. Hansen is a commissioner for the Fire District and an authority on procedures. President O'Brien reported speaking to Mr. Hansen about the job and finding him very enthusiastic about it. Two other candidates for the job were considered. Following discussion, Trustee Nelson made a motion to approve Mr. Hansen as a Trees & Views Committee member. Seconded by Trustee Schmitz, this motion carried by a unanimous vote of the trustees.

Trustee Appointment: Trustee Platt had resigned. According to the Bylaws Article III Section 3, trustee that resigns has to be succeeded by the same class and elected on the next succeeding meeting of the Board. Therefore, Trustee Van Zonneveld made a motion to appoint Vaughn Bradshaw to serve out Michael Platt's term on the Board. Trustee Nelson seconded this motion. Trustees Van Zonneveld and Nelson then asked that the Board table this motion until the regular

Board meeting. Trustees Van Zonneveld and Nelson believe the new trustee should be appointed by the full Board. Following brief discussion, Trustee Schmitz made a motion to table the original motion until the regular (May 13) LMC meeting. Seconded by Trustee O'Brien, this motion carried by a unanimous vote of the trustees.

Legal Issues Status Report: Discussions were held pertaining to a number of legal issues discussed earlier this month with the LMC attorney Richard Shattuck.

Property Maintenance Issues: President O'Brien read a letter recommended by the attorney to be sent to the Pioneer Drive property owner not responding to the LMC persistent requests to maintain his property. He asked for the Board's approval to send the above-mentioned letter to the violating owner. Following brief discussion, Trustee Van Zonneveld made a motion to send the letter, written by the LMC attorney, to the violating property owner. Seconded by Trustee Sanzaro, this motion carried by a unanimous vote of the trustees. The Operations Committee is working on nine property maintenance cases.

Small Businesses: Mr. Shattuck was reported as having reviewed the language drafted by the C&R Committee to authorize small businesses. He gave Catherine Garrison a copy of Jefferson County Regulation on home businesses to help with making changes necessary to bring the drafted language in compliance with the county regulations.

Trees & Views Committee Expert Witnesses: Mr. Shattuck was reported having a conversation with Greg Cooley, a property rights attorney, asked to be an expert witness for the Trees and Views Committee. A discussion of the committee task and their expert witness assignments followed. This committee has a very specific task outlined by the settlement, which is writing a regulation on trees and views. President O'Brien will attend the next (May 1) Trees and Views Committee meeting to address the committee and to reemphasize the scope of their task.

PLA Unpaid Assessments: Mr. Shattuck was reported researching the subject of PLA assessments and concluding that PLA was supposed to pay LMC assessments on the properties they have purchased from Pope and Talbot. Mr. Shattuck recommended discussing the subject with PLA attorney. Trustee Schmitz mentioned that an attorney retained by the owners of some townhouses came to the same conclusions. The Board agreed that the two attorneys should meet and compare notes. Trustee Schmitz will get contact information for the attorney retained by the owners of the townhouses for Mr. Shattuck. Following discussion, President O'Brien asked for the Board's approval to direct Mr. Shattuck to meet with PLA's attorney. A motion to this effect was made by Trustee Van Zonneveld, seconded by Trustee Schmitz, and carried by a unanimous vote of the trustees.

Richard Shattuck's Resignation: Mr. Shattuck had informed Mr. O'Brien that he would not be able to continue to provide timely services to the LMC. He recommended another firm that might be able to help LMC on a day to day basis. The manager recommended not limiting the search to the firms located on the Olympic peninsula. Following discussion, the Board decided to ask for recommendations from other association that will be attending community association workshop scheduled to be hosted by the LMC on May 12.

PLA Meeting with LMC Membership: At the last (April 8) LMC regular meeting the Board directed Trustee Schmitz to set up an LMC community meeting with PLA for the LMC members to comment on resort expansion and Trendwest Development. Trustee Schmitz has contacted PLA who agreed to the meeting. The date of the public meeting is yet to be determined. President O'Brien asked the trustees to prepare questions for the meeting. A list of questions will be discussed at the workshop prior to the public meeting and sent to PLA.

Cancellation of a Special Meeting: Following brief discussion, Trustee Schmitz made a motion to cancel special Board meeting scheduled to be held on Friday, May 5, to approve Ms. Garrison's replacement on the Trees and Views Committee and to meet with PLA. Seconded by Trustee Nelson, this motion carried by a unanimous vote of the trustees.

The meeting was adjourned at 12:15 p.m.

Respectfully submitted,

Terry O'Brien, LMC President
Ludlow Maintenance Commission, Inc.