

**MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF TRUSTEES OF
LUDLOW MAINTENANCE COMMISSION, INC.**
Thursday, February 2, 2006– 2:00 p.m. – Bay View Room

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

President Schmitz called the meeting to order at 2:10 p.m. and asked Secretary Moyer for a roll call. All trustees noted above were in attendance with Trustee Michael Platt being absent.

Mark & Kimberly Torres (Olympic Lane lot # 1-4-026) Appeal Hearing for a Detached Carport: The Board of Trustees held the appeal by the Torres of the ACC requiring an attachment of the proposed carport to the house. Testimony by both, the ACC Chair Veronica Ryan and Mark Torres, was heard. The Board then met in executive session for further discussion and then reconvened in open session to vote on the appeal.

The LMC Board of Trustees voted unanimously to uphold the decision of the ACC regarding the carport and to deny the Torres appeal of the ACC decision to require an attachment structure between the carport and the house. In addition, the Board voted unanimously to require the carport to have a complete concrete foundation and slab flooring. The roof of the carport must contain the same roofing material and color as that contained on the house. The Torres are to submit these plans to the ACC within three weeks so that the ACC may finalize all plans for this project.

Ad Hoc Committee on Trees and Views: After the appeal hearing possible candidates for the trees and views ad hoc committee were discussed. The makeup of this committee will be voted on by the Board of the Trustees at the next meeting. The committee will consist of one member each from the ACC and the Operations Committee, two members from the community at large, one member from the LMC Board of Trustees, John Henderson, and one additional member selected by John Henderson.

The meeting was adjourned at 4:26 p.m.

Respectfully submitted,

Art Moyer, Secretary
Ludlow Maintenance Commission, Inc.