

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

Saturday, April 14, 2007– 9:00 a.m. – Bay View Room

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

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

Agenda Changes: Trustee Pyles requested a five minute break between items 6 and 7. The agenda was changed as requested.

Approval of Minutes: The minutes of the regular meeting of March 17, 2007 were approved as corrected. The minutes of the special meeting of March 22, 2007 were approved as written.

President's Report: No report.

Manager's Report – Brian Belmont

Mr. Belmont's written report is filed with these minutes. Questions and comments followed.

COMMITTEE REPORTS:

Finance Committee – Ian Feltham (for Bill Funke)

Mr. Feltham reported 2006 tax return signed and mailed with LMC taxes for the year being around \$2,000. The committee is personally opening LMC bank statements. Everything appears to be in order. The committee is conducting quarterly audits of the LMC finances. First quarter audit showed no irregularities. Capital Improvement Fund has been moved from a bank in Port Hadlock to the Kitsap Bank that offers better interest rates. The committee is reviewing LMC reserve policy funding possibilities and schedules. Questions and comments followed.

Operations Committee – John Van Zonneveld

Mr. Van Zonneveld's written report is filed with these minutes.

A motion to approve a spa repair expenditure of up to \$8,800 passed by a majority vote of the board opposed by Trustee Sanzaro.

Architectural Control – Veronica Ryan

Ms. Ryan's written report is filed with these minutes. Questions and comments followed.

Covenants & Regulations – Catherine Garrison

Ms. Garrison's written report is filed with these minutes. Comments followed.

Greenbelt Committee – Dean Nelson

Mr. Nelson's written report is filed with these minutes. Questions and comments followed. The manager was directed to draft a letter to a Libby Court property owner whose house had been expanded into community greenbelt.

Communications – Sally Orsborn

Ms. Orsborn's written report is filed with these minutes. Questions and comments followed.

Lot Owners Associations – Karl Barden

Mr. Barden gave a calendar of upcoming community events.

Condominium Associations

No report

Port Ludlow Village Council – Larry Nobles

Mr. Nobles reported PLVC holding its annual Scotch Broom Day earlier this month. A new temporary entrance to the interpretive trail is being worked on this weekend. The trail has two memorials and a number of interpretive signs. At the last PLVC meeting the audience was given an opportunity to discuss Port Ludlow electrical services with the representatives of the Puget Sound Energy (PSE). The PLVC has scheduled additional meetings with PSE to discuss the future of the electrical services to the Port Ludlow area. A new substation is scheduled to be built in Chimacum this summer. The PLVC is not proceeding with acquisition of Twin Islands or any other developer's property at this time.

Beach Club Remodel Finance Ad-hoc Committee –John Van Zonneveld

No report

Beach Club Remodel Ad-hoc Committee – Art Moyer

Trustee Moyer reported meeting with Ivo Gregoff who feels that the membership has to commit to financing the remodel before developing the plans. Trustee Moyer disagrees. The committee continues to work on possible recommendations.

LMC/PLA Coordinating Service Committee – Vaughn Bradshaw

Mr. Bradshaw's written report is filed with these minutes. Questions and comments followed. The next meeting of this committee will be scheduled to be held after May 4, the date of the appeal.

CORRESPONDENCE:

The Board received a letter from Charles Baldwin regarding Hearing Examiner's decision that had been already appealed by LMC. The letter is dated March 21, 2007. Ms. Orsborn submitted her resignation as Communications Committee Chair.

UNFINISHED BUSINESS:

Voice Service Committee Membership: Trustee Moyer made a motion to appoint Ian Feltham and himself members of the Voice Service Committee to meet with the Voice co-editors and staff and prepare a recommendation to the Board on a content of a letter of understanding between the Voice and the LMC. Trustee Van Zonneveld seconded this motion. Following discussion, President O'Brien used the authority granted to him as a president to ask Ian Feltham, Sonny Sanzaro, and Art Moyer to serve on the Voice Service Committee. The motion was then modified to read that Ian Feltham, Art Moyer, and Sonny Sanzaro make up an interim service committee to serve as approved by this Board until and unless the new Board decides otherwise. Trustee Nelson seconded this motion. Motion carried unanimously.

Board Orientation: Trustee Bradshaw made a motion that the first item of business of the LMC Board after electing its new officers shall be to schedule a workshop retreat for the purposes of:

1. Orientating the new Board members and refreshing returning Board members to the current provisions of the Revised Code of Washington (RCW) that applies to homeowners associations, and the LMC governing documents, rules, policies, and procedures;
2. Bringing the new Board up to date on current issues; and
3. Setting goals for the new Board year.

Trustee Van Zonneveld seconded this motion. Following discussion, this motion carried unanimously.

The meeting went into recess at 10:55 a.m. and reconvened at 11:05 a.m.

NEW BUSINESS:

General Manager Job Description: Following brief discussion resulting in a minor change to the document presented, General Manager Job Description was accepted by a motion duly made, seconded, and unanimously carried.

General Manager Employment Contract: Trustee Feltham made a motion to accept the document as submitted. Trustee Moyer seconded this motion. Due to the fact that not all trustees had a chance to review this document, there was a request to continue discussion of this item in an executive session. Trustee Recht made a motion to amend the motion to defer decision until discussion in the executive session. Trustee Nelson seconded this motion. This motion carried unanimously.

General Manager Continuing Education: Trustee Moyer made a motion to fully pay for the Manager Continuing Education to keep his certification with Community Association Institute current. Trustee Nelson seconded this motion. Following brief discussion, this motion carried unanimously.

Second Reading Proposed Amendment – Regulation IV, Article II General: Proposed amendment to Regulation IV, Article II General was accepted by a motion duly made, seconded, and carried by a unanimous vote of the Board.

Second Reading Proposed Amendment – Regulation IV, Article I Definitions: Proposed amendment to Regulation IV, Article I Definitions was accepted by a motion duly made, seconded, and carried by a unanimous vote of the Board.

Communications Committee Membership – Barbara Berthiaume: By a motion duly made, seconded, and carried by a unanimous vote the Board approved Barbara Berthiaume as a new member of the Communications Committee. Ms. Berthiaume is the new North Bay editor for the Voice.

Appraisal of West Parking Lot: A questionnaire of membership opinion on offering west parking lot for sale showed a 51% approval rate (there were 441 responses.) The final count was done on April 15. President O’Brien asked for a motion to give the General Manager the authority to get quotes for an appraisal of the west parking lot. Trustee Pyles suggested that this task be given to the Ad Hoc Finance Committee for the Beach Club Remodel. No motion followed, as none was needed was this action.

Resort Revision Appeal Representation: Following brief introduction of the issue, President O’Brien entertained a motion that Elizabeth Van Zonneveld be appointed primary representative for the LMC at the May 4 Resort Revision Decision Appeal Hearing with second representative being standing President of the LMC at that time. Trustee Moyer made a motion to this effect. Trustee Recht seconded this motion. Motion carried unanimously.

PLDD Construction Easement: A temporary construction easement for the PLDD Condon Lane Outfall Drainage Improvement Project was granted by a motion duly made, seconded, and carried by a unanimous vote of the Board.

Lien Authorization – Delinquent Accounts: Trustee Feltham moved that the Treasurer be directed to implement liens on delinquent accounts in accordance with the current LMC policy. Trustee Moyer seconded this motion. Motion carried unanimously.

LMC Legal Representation: The Board discussed adequacy of the LMC legal representation. Several firms were named and discussed as possible replacement to the current LMC council.

Corporate Secretary Assigned Proxy Replacement: President O’Brien made a motion that in the event Secretary Moyer was unable to attend the annual April 23 membership meeting and vote the directed proxies that assignment be given to the LMC Treasurer. Trustee Van Zonneveld seconded this motion. Following discussion, President O’Brien changed the motion to also read that in the event the Treasurer was unable to attend and vote the directed proxies the President would. Following further discussion, this motion carried by a majority vote. Trustee Sanzaro abstained. Trustee Bradshaw moved that the Board refer the issue of a back up proxy for future membership meetings to the CRC to bring to the next Board a proposal on how to handle this in the future. Trustee Recht seconded this motion. Motion carried.

Elections Tiebreak Procedure: President O’Brien stated that in view of a number of people seeking candidacy for Board positions there is a potential for a tie. Therefore, he felt that it was incumbent upon this Board at this time to come up with a procedure to deal with a tie if there was a tie. He proceeded by reporting a phone conversation with LMC attorney Marion Morgenstern and LMC General Manager regarding election tiebreak procedure. It was

recommended that if the candidates who end up in a tie agreed to a method such as a coin toss or drawing lots from a hat those types of methods would be acceptable for breaking a tie.

If one or both candidates that are involved in the tie do not agree to a tiebreak procedure then LMC should conduct a runoff election. Only the class of members who are represented in the tie can participate in a runoff election (i.e. condo owners for condo candidates or lot owners for lot candidates.) If there is a tie that is going to require a runoff then rather than adjourn the annual meeting on April 21 the members should make a motion to recess the meeting to a specific date, time, and location. LMC could then send out a ballot to the class of members represented in a tie listing only the candidates involved in the tie. The quorum achieved in the April 21 meeting applies to the reconvened meeting that should only announce election results.

President O'Brien expressed his concerns that the runoff might keep the Board from electing the officers until the results were known. Discussion followed.

President O'Brien entertained a motion that if there is a tie the candidates are offered methods of resolving a tie and should they not agree to that a runoff election be conducted, the meeting be recessed to allow for a runoff election and reconvened at a later established date for the sole purpose of announcing the results of that election. Following discussion, Trustee Moyer made a motion to this effect. Trustee Sanzaro seconded this motion. Following further discussion, this motion carried.

Trustee Bradshaw will work on the Annual Meeting Rules of Conduct, which will include a tiebreak procedure.

Member Meeting Record Date: Trustee Van Zonneveld made a motion to direct CRC to develop language to establish member meeting record date. This motion was duly seconded and carried.

Public Comment Period: President O'Brien opened the floor for public comments. There were several comments made.

The meeting recessed to go into an executive session at 12:25 p.m.

Executive session opened at 12:33 p.m.

The following items were discussed:

1. Violation of ACC order on approved paint color for repaint of Rainier Lane house (lot # 7-0-014);
2. Employment Contract for Brian Belmont as General Manager. During discussion Trustee Recht left the meeting and was absent for the remainder of the meeting.

The executive session was adjourned to open session at 1:22 p.m. The following motions were made:

1. To approve the Employment Contract for the General Manager Brian Belmont. Passed unanimously.

2. To direct ACC to write a letter to the owner of lot # 7-0-014 on violation of color used in repaint of house in accordance with LMC regulations. Passed unanimously.

The meeting adjourned at 1:25 p.m.

Respectfully submitted,

Art Moyer, Secretary
Ludlow Maintenance Commission, Inc.

Reports:

Manager's Report:

The Trustees have been provided financial statements for March 31, 2007 are there questions that I can answer pertaining to those reports? Year-to-date we have collected over 97% of the 2007 annual assessments, late notices will be sent out next week to those members that have not paid (approximately 30 members).

As was discussed at the March meeting, Washington State Ferries has implemented electronic ticket sales on all of the major ferry runs. We currently have approximately \$140 in tickets in our inventory. Once these are sold LMC will no longer be selling any ferry tickets. As of yesterday we had 6 half-fare tickets (\$3.25 each) that won't expire until May 5 and 24 passenger tickets (\$5.20) that won't expire until May 19.

Our maintenance staff has been busy with several projects. Phil, Dick and John spread new bark in the planter beds in front of the Beach Club during this past week – doesn't it look good! The maintenance crew also spent a couple of days trimming back parking lot ivy that was getting out of hand.

A couple of weeks ago we had a company called American Leak Detection in to test the spa plumbing for leaks. There were no leaks in the plumbing. However, the technician did find a significant leak in the concrete skimmer sump above the pvc skimmer pot. When the spa is filled to the middle of the skimmer inlet, the water level in the skimmer pot is such that it will leak into the concrete sump. With the addition of people in the spa the water level is raised even higher causing more water to be displaced through the leak in the sump. Maintenance Supervisor, Phil Eng, has repaired this leak. When the plumbing was being tested the PVC spa drain grates had to be removed. The 24 year old pvc was too brittle and broke during the removal. Initially our pool supply company had a difficult time finding replacement parts, eventually a source was found and the parts ordered. We are expecting delivery next week at which point the spa can be reopened. We will be discussing later during this meeting proposals for retiling the spa and the repair of wall cracks in the spa.

During the later part of next week contractor, Joe Thompson, will begin tearing out the English ivy and tree stumps that are next to the outdoor pool. In preparation to Joe's start, our maintenance staff has removed the vegetation that was growing through the chain link fence.

The Beach Club has several cameras positioned in the building so that our hostesses can monitor activity. Recently the receiver for the camera system quit working. Now in order to use the cameras we have to manually connect individual camera leads to the TV monitor.

A reminder to everyone – the outdoor swimming pool is scheduled to open Saturday May 12.

Operations Committee:

The Operations Committee met April 3, 2007.

Mr. Ted Buehler asked for time to discuss some trees on the Peter Leenhouts property that interfere with four neighbors views. Several potential options were discussed. The committee will again discuss the matter at its April 17th meeting.

Our General Manager is obtaining bids to repair asphalt defects in the parking lot at the Beach Club and repairs to the tennis courts at Kehele Park where repairs have to be made to a path and to one of the courts.

You authorized spending of \$1300 to test the spa and indoor pool for leaks. The total bill came to \$795. No leaks were found but water level dropped at times because a skimmer was found to be defective. Our Phil Eng has repaired it. With the help of the Greenbelt Committee several alders were cut down at the RV lot. There were quite a few damaged trees due to the heavy winter storms.

Nine tree matters had actions taken and several more are under discussion. The Operations Committee members are starting an effort to have extensive cleaning done at Kehele Park with volunteers. This work will take as long as 3 or 4 days of intense effort. Paul Moseley and Pat Cooper are ready to rebuild the sign at Kehele Park.

Seven property maintenance matters were on the agenda. Four of the complaints were resolved and sub-committees are working on the other 3.

Regulation I, Article I, Item 6 – The Parking and Storage of Vehicles was worked on diligently and recommended changes have been sent to CRC.

The committee voted and approved unanimously to recommend to the Finance Committee and to the Board of Trustees that the general manager be authorized to order the initial expense of repairing the cracks in the wall of the spa. In order to do this, the tile must be removed, the cracks repaired, grind and level the area, prepare the surface, re-tile the spa and keep several containers of spare tiles in stock. Total anticipated expense is \$8,800 including WSST. The Finance Committee approved the request for spa repair. The Operations Committee asks for your approval.

ACC:

Since the last LMC meeting, the committee met twice. We approved eleven requests: one new house, five repaints, one request to build rockery and stairs, three tree removals, and one roof. One tree removal request was forwarded to the Operations Committee, one tree removal request was denied.

We currently have thirteen pending requests (two house additions, one revision to approved new house construction plans, one garage, two propane tanks, two fences, and five tree removals.)

The committee has completed second revision of ACC Fence Guidelines and is working on Shed Guidelines.

Houses under construction are being monitored. Reported violations are getting addressed.

The next ACC meeting is scheduled for Monday, April 23.

Greenbelt Committee:

On March 31, Dave's Tree Service cut a number of trees hanging over or leaning towards the fence on the southwest corner of the west RV storage lot. Branches were removed from the GB but logs were left in place. If anyone needs alder wood they are welcome to help themselves.

Bills have been submitted for about \$2800, mainly for work resulting from the winter winds storms, leaving only about \$1200 in our 2007 budget of \$4000. We still have more work to do estimated to cost \$700 - \$800.

We have had a number of conversations with county personnel and it appears we will need comply with the Interim Critical Area Ordinance, that is have the county review requests for tree trimming or removal in areas that involve land slide hazard, fish & wildlife habitat, or wetlands. This can significantly impact the way we do business, not only the GBC but also the ACC. The county requirements include completion of application forms, description of work to be done, photographs, storm water drainage calculations, geotechnical reports, and review fee (\$154 minimum). Factoring in the time to prepare the above material and the time for the county to review, will lengthen the approval process considerably. It is assumed the review fee and cost for storm water drainage calculations and geotechnical report will be borne by the applicant. This could be quite expensive. If the county finds other permits are required, the cost will be still higher.

In further investigation of having timber removed from the GB by use of horses, the person with the horses has been swamped with work so was not interested in coming to Pt Ludlow, especially when he found it would require pulling some of the logs up a slope. He did provide the name of a man the uses a drum cable to drag the logs out which he thought might be a better option. GBC will follow up on this.

The PLDD is repairing a drain line that empties into the Bay at the end of Pope Lane. It will involve installing a concrete structure (water diffuser) at the bottom of the bluff. The structure will be on private property but they will need a temporary construction easement across the beach for installation.

Last fall a resident on Libby Court reported that they had two problems from water coming down Libby Court. One was the water was coming down their driveway and second was a lined drainage ditch located in the Greenbelt was not adequately carrying water away and they were concerned about it flooding their guest house. This was referred to the PLDD. The PLDD had a survey done to determine location of some trees whose roots were causing a problem with the drainage ditch. The survey revealed that the corner of the guesthouse actually extends into the Greenbelt a few feet.

The GBC is in need of new members, especially anyone forestry experience.

CRC:

The Covenants and Regulations Committee met on Tuesday, April 10 at 9:30 a.m. We were joined by Gary Martin, candidate for a board position. It is gratifying to have a candidate show interest in the committee's work.

We are bringing the board two amendments to the regulations for a second reading.

- One is an addition to Regulation IV regarding the issuance of keys to LMC facilities.
- The other is a reordering of Regulation IV, Definitions, adding a sentence clarifying that property owners renting their properties on a short-term basis shall pay an additional fee in order to make the LMC facilities available to their short-term renter guests.
- We broke the Contract Member language into two sections and made some minor modifications for the sake of clarity. Additionally, in the second draft we deleted the hyphen in contract member.

We are requesting approval of these two amendments.

The committee reviewed and made recommendations re: draft amendments to Regulation I, Article I, Parking and Storage of Vehicles, submitted by the Operations Committee. Those recommendations have gone back to the Operations Committee.

The committee has submitted a report to the board on the inconsistency between the LMC Articles of Incorporation and the LMC Bylaws concerning the additional 50% requirement contained in the in Special Matters section of the current Bylaws.

(Read the report into the record).

I urge members to read their ballot and make their decisions based on the merits of the recommendations forwarded by the Covenants and Regulations Committee.

If you have questions about the items on the ballot please call me or any member of the committee for clarification. We've worked hard to build trust with the members of the corporation and I hope that trust will continue to stand us in good favor.

We are a seven-member committee consisting of: Bill Harju, Sally Orsborn, Stephanie Buehler, Art Moyer, Vaughn Bradshaw and Brian Belmont, ex officio member. I assure you every action we bring to the board and the membership has undergone agonizing scrutiny, research and discussion. Our meetings are open and we welcome constructive input.

Tentatively the next meeting of the Covenants and Regulations Committee will be

May 8 at 9:30 a.m.

Communications Committee:

The Communications Committee met on April 11 with Carol Shamhart chairing that meeting in my absence. Barbara Berthiaume, the new North Bay editor for the Voice, was invited to attend that meeting and to become a member of that committee. She and I have been in frequent communication about the Voice and she has been receptive, concerned and communicative about all aspects of the job. I commend her for stepping forward to take on the task when she saw the need. She deserves the full cooperation of the board and committee chairs.

The Communications Committee reviewed all aspects of LMC communications in order to suggest changes to the next LMC board, what has worked, what has not and how improvements can be made in the future. Some suggestions follow:

Communication of upcoming meetings, topics for discussions, decisions to be made by committees and the board are of utmost importance to members.

The Voice could be used more effectively for LMC business and operations.

The Communications Committee might hold meetings during the first week of the month so that articles submitted by board and committee chairs for the Voice can be reviewed and edited prior to the 10th of the month deadline.

My duties with the Communications Committee and as LOG editor are now finished pending submitting a final report to the membership at the Annual Meeting on April 21. My letter of resignation was sent to the LMC President and Secretary on March 20 and is attached below for the record.

Where to Send Notices:

LMC Publications

Brian Belmont, for now: beachclub@olympus.net

Voice (deadline 10th of month)

Barbara Berthiaume: barbara.berthiaume@gmail.com

North Bay Bulletin

Amy Recht: portludlowloa@yahoo.com

Possible Articles for the next LMC publication include:

- New board members and officers
- Results of Bylaw change votes; Tree/View Regulation vote
- Board orientation retreat if one is planned
- Outdoor pool opening and policy
- Review of property sales for the year
- Finance Reserve account report
- Appeal process and rationale; progress
- Beach Club remodel design; committee progress

Ferry ticket sales report and discontinuation
Kehele Park sign repair (Paul Mosley)
PLDD agreement
Three County Ordinances for Critical Areas: possible Town Meeting
Arsonist caught (Admiralty units)

Notice of Retirement sent on March 20 to Art Moyer, LMC Secretary and Terry O'Brien, LMC President:

To the LMC Board of Trustees:

Some of you know that I set March of 2007 as my "retirement" date. I want to give you a reminder and enough notice, even ahead of the annual meeting, so that you can plan for a new Communications Committee Chair and LOG Editor. I will not be able to help transition after the election. I find it necessary to withdraw from all association responsibilities for personal reasons. My very best wishes to the board and committees for a productive year ahead.

LMC/PLA Coordinating Service Committee

SUBJECT: Teleconference with Randy Verrue to discuss LMC concerns

DATE: March 29, 2007

TIME: 3:30 PM

LOCATION: PLA office, Port Ludlow, WA

PRESENT: Vaughn Bradshaw (LMC), Art Moyer (LMC), Bruce Pyles (LMC), Diana Smeland (PLA)

BY PHONE: Randy Verrue (PLA)

1. After introducing ourselves, Vaughn explained that we anticipated that PLA would soon be preparing to advance to the next stage of their design for Ludlow Bay Village, so we thought it would be timely to share some concerns we have with the conceptual design that has been presented. Randy mentioned that he expected one or more appeals would be filed which would result in some delay.
2. **LMC Membership:** Vaughn then asked if PLA wished that the new condo/home owners in Ludlow Bay Village would become LMC members. Randy responded that he thought that would be the desire of LMC. He said he had no strong feelings either way, but expected the new owners would become LMC members. Vaughn followed up by asking if PLA expected the new units to be included in the rental pool. Randy said it would not be a requirement, but expects that some would become part of the rental pool.
3. **Roads:** Vaughn stated that LMC is concerned that the private roads within the resort were not constructed to county standards and ordinances, and that we would like them to be upgraded to county standards in the event the county eventually ends up maintaining them after PLA leaves Port Ludlow. Randy asked what standards were we concerned about – asphalt, potholes, or something else. Art responded that our concern was more about issues such as road widths. Randy told us that all the private roads were constructed to county standards that were in force at the time. He further informed us that the Master Association that includes the townhouse association, the Inn, the Harbormaster, etc. currently owns and maintains the roads, and will continue to do so after PLA is gone.

4. **Drainage:** Vaughn said LMC believes that the retention ponds and storm water infiltration as proposed for Admiralty III are of great concern, because they will contribute to further erosion of the bluffs. Admiralty II is already having drainage problems, and we are concerned that drainage from Admiralty III will exacerbate it. The area has been designated as a “moderate to severe hazard slip zone” meaning that there is a strong potential for mudslides. Diana informed us that she believes the current plan is to collect storm water in what she called an underground “barrel” catchment, and the water would be piped directly from there to the bay.
5. **Trails:** Vaughn pointed out that the trails currently proposed run through LMC property, and we expect that PLA will approach us to negotiate the locations and maintenance arrangements. Randy said the locations were subject to rearrangements. He invited LMC to be part of the design of the trails.
6. **Park and Open Space:** Vaughn expressed concern about the reduction in park and outdoor recreation area within the resort area shown in the current plan. He suggested that PLA revert back to the original townhouse and single family home plan that has been approved. Randy stated that the density would be the same around the lagoon as in the MPR plan, while Diana showed us the original MPR plat layout and the proposed conceptual design plan. Randy also emphasized that they would be taking out some of the existing asphalt at the southwest corner of the lagoon to make some additional green space with benches.

Vaughn pointed out that the responsibility for the small park shown near Admiralty III has not been yet defined. If LMC assumes responsibility for the new park, we need some additional funds to maintain it. If Admiralty III includes it as part of their common property, the new park might cease to be open to public recreation. Randy suggested that PLA could establish an easement similar to the trails and the park at Burner Point to allow public access. There was a lengthy discussion about the current restriction of access to the beaches through the townhouses. Diana said she would talk with the townhouse association about the restrictive signage and opening up access to the beach.

7. **Recreational Amenities:** Vaughn requested that since Admiralty III would displace and eliminate the existing recreational facilities provided by Pope in that area, we would like PLA to provide replacement facilities somewhere else. Randy said that the specific amenities to be included in the “Park/Play Area” have not been developed. He invited requests from the residents during the next phase of design. Bruce asked Randy what features he felt defined a resort. Randy compared Port Ludlow to Sun River in Oregon, and specified a golf course and hiking trails.
8. Randy invited participation by any LMC representatives during the next phase of design. Vaughn invited Randy to contact us if he had any questions or wished input.