

**MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF TRUSTEES OF  
LUDLOW MAINTENANCE COMMISSION, INC.  
Saturday, March 17, 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.

Vise-President Recht called the meeting to order at 9:00 a.m. and asked Secretary Moyer for a roll call. President Terry O’Brien was absent.

**Agenda Changes:** There were no changes to the agenda made at this time.

**Approval of Minutes:** The minutes of the regular meeting of February 17, 2007 were approved as corrected. The minutes of the special meeting of February 25, 2007 were approved as written.

**President’s Report:** President O’Brien did not attend this meeting. Therefore, there was no report.

**Manager’s Report – Brian Belmont**

Mr. Belmont’s written report is filed with these minutes. Following discussion, the Board directed the manager to purchase additional car and driver ferry tickets to help sell remaining passenger tickets before the expiration date. Peggy Shafran volunteered to pick up the tickets next week.

The trustees were given copies of the LMC agreement with Port Ludlow Drainage District. The Board agreed that the agreement should be evaluated and possibly revised by the next Board. Trustee Van Zonneveld pointed out that the contract LMC had with the PLDD was a service to the LMC membership; PLDD includes all of the North Bay and ten commercial properties, no one else.

Trustee Bradshaw asked to add New Board Orientation Discussion to the new business agenda. The item was added to the new business.

**COMMITTEE REPORTS:**

**Finance Committee – Bill Funke**

Mr. Funke’s written report is filed with these minutes. Questions and comments followed.

**Operations Committee – John Van Zonneveld**

Mr. Van Zonneveld’s written report is filed with these minutes. Questions and comments followed.

**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.

### **Greenbelt Committee – Dean Nelson**

Mr. Nelson's written report is filed with these minutes. Responding to Trustee Sanzaro, Mr. Nelson explained that approximately three years ago GBC had a request for an easement path to the RV Park from an Ames Lane property, which might explain a recent surveying activity around that area. Other questions and comments followed.

A member of the audience offered to donate a chipper to the GBC.

### **Communications – Sally Orsborn**

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

### **Lot Owners Associations – Penny Sanzaro (for Karl Barden)**

Ms. Sanzaro gave a calendar of recent and upcoming community events.

### **Condominium Associations – Elizabeth Van Zonneveld**

Mrs. Van Zonneveld reported the arsonist responsible for the Admiralty's fire been caught and preparing to stand trial in federal court.

Secondly, the motion for reconsideration of the hearing examiner's decision regarding Ludlow Bay Village and Admiralty III has been returned. It is not clear yet if the Admiralties will file an appeal. This issue was further discussed under unfinished business.

### **Port Ludlow Village Council – Larry Nobles**

Mr. Nobles reported PLVC forming a new communications committee.

He also noted that at the April 5 meeting the PLVC would have two speakers. PSE team will explain how they handled this year's various situations and how much they have and have not done with respect to the changes they said they would be making to the system to provide the North Bay with some redundancy in the service and cut down a number of blackouts. President of Pope Resources will also be there to talk about some of the developments surrounding Port Ludlow at present time.

### **Trees & Views Ad-hoc Committee – Vaughn Bradshaw**

There are two items coming from the TVC. One will be covered under new business annual meeting voting material. The other is the issue of recommendations submitted to the Board on February 1. The committee is asking the Board to consider their recommendations and implement at least some of them.

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

No report

## **Beach Club Remodel Ad-hoc Committee – Art Moyer**

Marty Stewart has made some drawings of alternate concepts. The committee will consider them later this month. A plan or plans will be presented to the Board at a later date. The committee is hoping to have some preliminary drawings by the April meeting.

This meeting went into recess at 10:25 a.m. and reconvened at 10:30 a.m.

### **CORRESPONDENCE:**

The Board received a number of letters pertaining to LMC financial contribution to the Voice. The majority of the letters were in support of financing the Voice.

Secretary Moyer had written a letter to Jack Riggen commending him for his service to the LMC.

Secretary Moyer asked to turn the letter to Bill Wilke over to President O'Brien for a signature due to his basic disagreement on the problem addressed by this letter. Trustee Moyer was directed to work this issue out with President O'Brien. Before mailing the letter will be reviewed by the Board.

Secretary Moyer also spoke about the letter to LMC attorney Marion Morgenstern regarding discrepancies over special matters within LMC Articles and Bylaws. The letter has been prepared and reviewed by the CRC. Sending of this letter is being delayed and was to be discussed further under new business legal representation item.

### **UNFINISHED BUSINESS:**

**Voice Newsletter Funding:** Trustee Feltham moved that the LMC extends support of the Voice to 31 December 2007, with the provision that the LMC president establishes a service committee to create a contract or memorandum of understanding with the Voice to insure that the LMC receives adequate space in the Voice for news and information of LMC activities written by LMC members, content of the articles to be approved by the communications chair prior to submission to the Voice. Trustee Van Zonneveld seconded this motion.

Following discussion, Trustee Moyer moved to amend the motion by changing "president" to "board". Trustee Van Zonneveld seconded this motion. Following further discussion, this motion carried.

Following further discussion, Trustee Van Zonneveld moved to change "create" to "recommend." Trustee Nelson seconded this motion. Following further discussion, the motion carried by a majority vote with Trustee Sanzaro abstaining.

Following further discussion, Trustee Feltham amended his motion to read: the LMC extends support of the Voice to 31 December 2007, with the provision that the LMC Board establishes a

service committee to recommend a contract or memorandum of understanding with the Voice to insure that the LMC receives adequate space in the Voice for news and information of LMC activities. Trustee Van Zonneveld amended her second. Further discussion and comments followed. The motion carried by a unanimous vote.

**Result of Motion for Reconsideration – PLA Development:** Trustee Van Zonneveld reported that the motion for reconsideration of the hearing examiner's decision on Ludlow Bay Village and Admiralty III Development has been returned to the LMC and several other interested parties. The process gives LMC two weeks to appeal. The question before the Board is whether they will take the next step in protecting LMC interests and prepare the appeal. Trustee Van Zonneveld proceeded by presenting the items that were raised as concerns. Larry Nobles was asked to comment. He obliged. Trustee Van Zonneveld asked the board to consider filing of an appeal. Vice-president Recht suggested further discussing this issue at a special Board meeting, which was later scheduled for Thursday, March 22. The appeal has to be filed by the afternoon of April 2. The Board has also discussed creating an ad hoc committee to negotiate the future of the community with the PLA.

## **NEW BUSINESS:**

**Annual Meeting Voting Material:** The TVC asked to consider replacing the explanation currently shown on the draft ballot for the proposed trees and views regulation change (ballot item # 2) with the following:

In the fall of 2004 a lawsuit was filed by three LMC members in response to many notices of violation of Regulation I, Article I, Section 9 given to residents along Montgomery Lane, Montgomery Court, and Condon Lane. Before going to trial a mediator negotiated an agreement to establish a committee to develop a new regulation, which would be put to a vote of the membership of the LMC. The mediation agreement requires a 2/3 approval vote of participating members.

The ad hoc Trees and Views Committee consisted of 5 members appointed by the LMC and 2 by the plaintiff and worked for 11 months. They studied the existing regulation, which became the rule in 1984, and all aspects of the trees and views issue. They consulted a land use attorney and county environmental personnel. They reviewed ordinances from other communities, articles, and publications from state and county agencies and conducted a member survey and a community forum. All materials are available to the membership upon request.

Following are findings of the committee pertinent to the regulation included in a report to the trustees dated February 1, 2007:

1. According to our recent survey, 74% of the responding LMC membership desires to retain the wooded nature of our community.
2. The ongoing development of lots creates more and more impervious surfaces thus increasing water runoff and exacerbating drainage concerns. Our community is built on a slope. It is imperative we do all we can to minimize the negative environmental and ecological impact from the top of the slope to the waterfront.
3. According to our survey, 78% of the responding LMC membership believes that property owners should have the right to maintain the view they had when their house or lot was purchased. 55% of responding membership believes that

property owners should not have the right to increase or create a view, which did not exist when the house or lot was purchased.

4. Numerous survey respondents found the existing LMC rules and procedures concerning trees to be confusing.

The proposed regulation is a compromise of the many factors considered and is intended to provide a fair way for the community to deal with the trees and views issues. It is proposed to replace the existing Regulation I, Article I Section 9 and is exactly as provided by the ad hoc committee and has not been reviewed by the LMC Covenants and Regulations Committee.

Trustee Bradshaw made a motion to accept new explanation as submitted. Trustee Sanzaro seconded this motion. Trustee Moyer objected to placing the new explanation on the ballot by arguing that it was not factual. Trustee Moyer made an amendment to change proposed explanation to the following:

This regulation is proposed to replace the existing Regulation I, Article I Section 9 Tree Height Regulation of the LMC Rules and Regulations. The wording was developed by an ad hoc committee formed by a settlement agreement that resulted from mediation to resolve a lawsuit. The agreement further speculated that this report be submitted to the membership for a vote. Therefore, the proposed regulation is exactly as provided by an ad hoc committee and has not been approved or disapproved by the board nor that it has been reviewed by the LMC Covenants and Regulations Committee or legal council.

Trustee Recht seconded this motion. Following prolonged discussion, Trustee Van Zonneveld asked Trustee Moyer to consider withdrawing his amendment if the Board were to accept new explanation without findings and the first paragraph and with the first paragraph of Trustee Bradshaw's recommended insert that explains the make-up of the TVC added to the explanation already in place on the ballot. Following further discussion, Trustee Moyer withdrew his motion. Trustee Recht withdrew her second.

Some of the Board members expressed their concerns that newly proposed explanation might make it look that the Board was endorsing the new regulation.

Vallery Durling agreed to take out "in response to many notices of violation of Regulation I, Article I Section 9 given to residents along Montgomery Lane, Montgomery Court, and Condon Lane." She further argued that the TVC should be able to present a rationale for the regulation they had written and were asking the membership to approve. Trustees responded.

Following further discussion, Trustee Van Zonneveld moved to amend Trustee Bradshaw's motion to eliminate the first and the third paragraphs and replace the last line of the statement that has already been placed on the ballot with the last paragraph of the replacement:

The ad hoc Trees and Views Committee consisted of 5 members appointed by the LMC and 2 by the plaintiff and worked for 11 months. They studied the existing regulation, which became the rule in 1984, and all aspects of the trees and views issue. They consulted a land use attorney and county environmental personnel. They reviewed ordinances from other communities, articles, and publications from state and county

agencies and conducted a member survey and a community forum. All materials are available to the membership upon request.

This regulation is proposed to replace the existing Regulation I, Article I Section 9 (“Tree Height Restriction”) in the LMC Governing Documents. The wording was developed by an ad hoc committee formed by a settlement agreement that resulted from mediation to resolve a lawsuit. The proposed regulation is a compromise of the many factors considered and is intended to provide a fair way for the community to deal with the trees and views issues. It is proposed to replace the existing Regulation I, Article I Section 9 and is exactly as provided by the ad hoc committee and has not been reviewed by the LMC Covenants and Regulations Committee.

Trustee Feltham seconded this motion. Sally Orsborn wondered if there would be a signature line on the explanation insert to make it clear that the rationale was coming from the TVC and not from the Board. Following discussion, Trustee Moyer proposed deleting the following sentence:

The proposed regulation is a compromise of the many factors considered and is intended to provide a fair way for the community to deal with the trees and views issues.

Mrs. Durling explained that this sentence was specifically written and asked to be kept in the rationale by John Henderson. Trustee Moyer objected and proceeded by moving that this sentence be deleted. This motion failed for the lack of a second.

Trustee Van Zonneveld amended her recommended amendment to include Ms. Orsborn’s recommendation to add a signature line to the explanation. Mrs. Durling objected to signing the document if committee findings were not included. Trustee Bradshaw agreed with Mrs. Durling by stating that the TVC might not agree to sign the explanation as amended. Following further discussion, Trustee Van Zonneveld withdrew her amendment to add a TVC signature line to the revised explanation. Trustee Van Zonneveld’s amendment then failed by a vote of 5:3 supported by Trustees Van Zonneveld, Feltham, and Recht.

Trustee Moyer then tried to make a motion to stick with the original explanation approved at the last Board meeting. This motion was not accepted because there was still a motion on the floor.

Trustee Bradshaw amended his original motion to add a signature line to the explanation submitted by the TVC at this meeting. This motion carried by a vote of 6:1 opposed by Trustee Feltham. Trustee Moyer abstained.

Trustee Bradshaw amended motion failed by a vote of 4:3 supported by Trustees Bradshaw, Nelson, and Sanzaro. Trustee Recht abstained.

The document will go out with the explanation approved at the last month Board meeting:

“This regulation is proposed to replace the existing Regulation I, Article I, Section 9 (“Tree Height Restriction”) in the LMC Governing Documents. The wording was developed by an ad hoc committee formed by a settlement agreement that resulted from mediation to resolve a lawsuit. The proposed regulation is exactly as provided by the ad

hoc committee and has not been reviewed by the LMC Covenants and Regulations Committee.”

Trustee Bradshaw made a motion to replace the words “approval of all voting members” with “all participating members” on the ballot item # 2. Following discussion, Trustee Bradshaw changed his requested change to “approval of all participating voting members.” Having checked the mediation agreement, Trustee Bradshaw amended his motion to change the wording to “all those voting at the annual meeting.” Seconded by Trustee Recht, this motion carried by a unanimous vote of the trustees present.

Trustee Bradshaw made a motion to add a one-line non-binding survey to the ballot packet on whether the LMC should continue funding the Voice. Trustee Nelson seconded this motion. Following discussion, this motion failed by a vote of 5:2 supported by Trustees Bradshaw and Nelson. Trustee Recht abstained.

Trustee Nelson made a motion to accept the voting package as amended. Seconded by Trustee Van Zonneveld, this motion carried by a unanimous vote of the trustees.

**Scheduling of April Board Meeting:** Trustee Moyer made a motion to move this agenda item to the special meeting on Thursday. Manager Belmont informed the Board that they could meet on the second Saturday in April with the annual meeting being scheduled for the third Saturday in April. Trustee Moyer withdrew his original motion and made a motion to schedule April Board meeting for Saturday, April 14. The motion was not seconded. The meeting was still scheduled.

**First Reading Proposed Amendment – Regulation IV, Article II General:** Trustee Nelson made a motion to pass this proposed regulation change to the second reading. This motion was duly seconded and carried by a unanimous vote of the trustees.

**First Reading Proposed Amendment – Regulation IV, Article I Definitions:** Trustee Nelson made a motion to pass this proposed regulation change to the second reading. This motion was duly seconded and carried by a unanimous vote of the trustees.

**Finance Committee Membership – Ted Wright:** Trustee Feltham made a motion to accept Ted Wright as an addition to the Finance Committee. Seconded by Trustee Moyer this motion carried by a unanimous vote of the trustees.

**Spa/Pool Plumbing Leak Detection:** Mr. Van Zonneveld reported a rather severe leaking problem in the spa and maybe indoor swimming pool. The Operations Committee is asking for \$1300 to hire a leak detection company to test for leaks. The Finance Committee has approved this request. This is not a budget item. Trustee Feltham made a motion to approve this expenditure. Trustee Nelson seconded this motion. Motion carried unanimously.

**Outdoor Pool Area Ivy Removal:** Mr. Van Zonneveld reported the maintenance crew finding some disturbing items happening in area by the outdoor pool where the ivy is being removed. Ivy is a class C poison. The Operations Committee is asking to approve \$2000 to remove the ivy and stumps, level the area, and replant with more appropriate plants. The Finance Committee has approved this project. Trustee Recht asked for a motion to approve up to \$2000 for the Operations Committee project to remove the ivy and restore the area. Trustee Feltham made a

motion to this effect. Trustee Van Zonneveld seconded this motion. Motion carried unanimously.

**Outdoor Pool Spring Opening:** Mr. Van Zonneveld asked the Board to approve early opening of the outdoor pool at a cost of a \$100 a day. The Operations Committee voted to open the pool on May 5. The Finance Committee has approved this request providing that the pool is opened on May 12 which would add approximately \$1400 to the costs of pool operation. Trustee Nelson made a motion to accept this recommendation and open the outdoor pool on May 12. Trustee Van Zonneveld seconded this motion. Motion carried unanimously.

**General Manager Job Description:** This item was moved to the next month meeting agenda.

**Draft Board Minutes Posting (Website and Bulletin Boards):** Having discussed this issue, the Board decided not to post draft minutes on the website.

**LMC Legal Representation:** This item was moved to the special meeting agenda by a motion duly made, seconded, and carried.

**New Board Orientation:** This item was moved to the next month meeting agenda.

**Public Comment Period:** Vice-President Recht opened the floor for public comments. There were no comments.

The meeting was 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 February 28, 2007 are there questions that I can answer pertaining to those reports? Year-to-date we have collected 94% of the 2007 annual assessments, late notices will be sent out next week to those members that have not paid (approximately 65 members).

I have distributed, to the Board, information from the Washington State Ferries website regarding electronic ticketing. Based on the website information, the State is prepared to implement electronic ticketing on Tuesday, March 27. Commuter ticket books will no longer be available after March 26. Currently LMC has approximately \$550 worth of passenger tickets on hand with a May expiration date. We have sold all car and driver tickets. Unless the Board feels otherwise, it is my recommendation that LMC not purchase any more books of ferry tickets and when we sell the tickets we have on hand we will be out of the ticket business.

The recent high winds broke the flag pole rope. I am trying to work something out with Dave's Tree Service, who has a bucket truck, so that they can feed a new rope through the pulley at the top of the pole.

At Thursday's workshop we discussed briefly the possibility about conducting a Board orientation meeting sometime after the April 21 Annual meeting. Is this something the Board is interested in? If so, I am more than willing to help in any way on this project.

Attached to my manager's report is a copy of the agreement we have with the Port Ludlow Drainage District (PLDD). I bring this up because our hostess staff has been working on preparing a mailing for the PLDD for the last couple of days as time permits. Because the agreement was signed in June of 2002 it is my guess that there are probably a couple of Board members that are unaware that an agreement exists.

The winter LOG included information about the travel trailer LMC acquired from a former member. Several members called about the trailer ad and we were able to sell the trailer, to an LMC member, for the requested \$700.

Last month I reported that I had been contacted by former LMC member, Charleen Powers, regarding an injury she sustained at the Beach Club in 2005. I have been in touch with our insurance company who is reopening the claim and will follow up with Ms. Powers.

### **Operations Committee:**

The Operations Committee met March 6, 2007. Most of the members being present, the meeting was opened by the now recovered chair. He thanked Teddy Clark for her usual strong volunteer effort while the chair was absent.

Brian Belmont discussed pending actions relating to leaks in the spa. A motion was made, seconded, and passed unanimously to recommend that the Board of Trustees authorize the spending of a maximum of \$1300 for testing the spa and the indoor swimming pool for water leaks. The pool would be closed for approximately six hours.

After thorough discussion of expenses involved, the Committee recommends that the outdoor pool be opened on May 5, 2007. A motion to recommend this opening date to the Board of Trustees was passed unanimously.

The old trailer left abandoned in the RV Park was sold for \$700. This income was offset by delinquent RV Park fees.

Five tree issues were on the agenda. Two of these five trees and view issues were on the docket. Three have been settled, two remain to be resolved. Six property maintenance matters remain unsolved but all have committee members assigned and are being monitored steadily.

A Kehele Park sign has shown too much wear. A proposal was received by Paul Moseley to repair, refurbish, and repaint the sign. Cost of materials is \$225. The committee authorized this expense and asked Paul to proceed.

### **Finance Committee:**

Member Resignation:

Bill Funke advised that committee member Bryan Diehl had resigned and introduced Ted Wright as Bryan's potential replacement. Ted agreed to join the Finance Committee and his nomination is covered under new business.

Treasurer's Report:

Ian Feltham advised a letter of engagement had been signed appointing Larry Hurley, of the Bremerton firm of Hurley, White & Williams, PS, Certified Public Accounts to conduct the 2006 financial audit of the LMC for the sum of \$4,000. Mr. Hurley will start work the first week in May 2007. The Treasurer further advised his annual report to the Trustees will follow the same format as before and will be an update his 2006 annual report.

Manager's Report:

Brian Belmont reviewed the January 1 to February 28, 2007 financial reports. All projections are on track, as budgeted.

Delinquent account actions: The manager has not received a reply to his March 5, 2007 written request that LMC attorney Morgenstern initiate the Lowrie property foreclosure process with a letter from her to Ms Lowrie.

Trustees had approved delaying foreclosure action against the Oldford parcel until August 1, 2007 to allow time to resolve an ownership dispute.

The check received from Boyds to pay their past due assessments was returned from the bank with a stop-pay notice. In that the total past and current assessments and penalties due total less than \$1000 the Committee will not recommend foreclosure action at this time.

Approximately \$122,000 of operating funds had been deposited to the new Operating Fund money market account at Kitsap Bank.

An unplanned replacement of timers in the women's sauna approximating \$700 will be debited to the operating budget general repairs account.

LMC annual insurance renewal will be June 1, 2007 and next year's premium quotations will be received in early may. Prior to that time, Brian intends to question our insurance agent whether to expect unusual premium increase due to the woman's locker room fire and, if necessary, will recommend the committee to obtain competitive bids.

Operations Committee response to the March 8, 2007 Finance Committee request to review planned 2007 Replacement Fund expenditures with the Manager and recommend expenditure reductions totaling \$21,687 so that the Replacement Fund will remain 75% funded:

John Van Zonneveld advised the Operations committee and Manager will address the necessary reductions at its next meeting, Tuesday, March 20<sup>th</sup> and report their recommendations to the Finance Committee chairman by e-mail.

Projects approved by the Operations Committee and presented to the Finance Committee for approval and recommendation to the LMC trustees were:

Budgeted: \$2000 to remove ivy adjacent to the outdoor pool, to seed and improve the area. Joe Thompson has submitted a bid for \$1300 to remove the ivy and check for existing underground pipes and wiring. The balance will be needed for landscaping. Approved

Not Budgeted: \$1300 to pressure test all pipes and plumbing for the indoor spa and pool to evaluate water leakage from the Spa. This test is necessary to eliminate or confirm the water leak source. The American Leak Company is the sole source contractor for this type work. Approved

Not Budgeted: \$1400 to advance the outdoor pool opening date from Memorial Day weekend to May 12, 2006, estimated additional costs at approximately \$100 per day. The early opening costs and pool use will be monitored to determine early pool openings for succeeding years. Approved

Reserve Funds investments. Bruce Pyles advised the current balance of E. Jones money market funds had been invested in a 9 month CD at 5.2% per annum.

Reserve Fund Study. The committee continued discussions from the special March 8, 2007 meeting held for this purpose. In general, all Committee members are in agreement the Reserve Funds must be able to fund 100% of all replacement requirements and the Finance Committee must do its best to recommend actions for trustees to address the current and projected deficit funding and depletion of the Reserve Fund.

The Manager has updated the replacement costs of all Reserve Fund component list items, and the Committee agrees that current projections be based on this data. The Committee further recognizes that many needed Beach Club repair and replacement requirements are not on the funded component list nor included in the current calculations and these undetermined expenses include, but are not limited to, major Beach Club electrical and drainage overhauls, which will further deplete the Reserve Fund.

The Committee believes future budgets must first account for Reserves funding requirements and that the operating budget be limited to remaining available funds. The Manager will continue to reevaluate the 2007 budget and reduce this year's expenses wherever possible.

The current escalating repair, replacement and construction costs greatly exceed the assessment funding available to meet LMC operations, replacement and reserve funding under the current assessment restrictions set forth in the Corporation By-laws. The Committee agrees the trustees and the membership must be made aware of this financial situation and the need for special membership assessments or revision of current assessment limitations, without which the Reserve Fund is projected to be depleted within 20 years.

The Chairman agreed to draft an explanation of the Reserve Fund situation for publication in the Log.

Finally, it was agreed the Manager would research other Reserve Fund Study organizations than Association Reserves, Inc. to conduct our next study

Other matters: The Committee is in favor of the Manager training Carol Shamhart in our computer bookkeeping procedures as back-up should the Manager be incapacitated. He anticipates her spending approximately 15 hours a month at this task with a part time without benefits salary of \$12 per hour.

The next regular Finance Meeting will be held April 19, 2007 at 9 AM at the Beach Club. Gallery Room.

### **ACC:**

Since the last LMC meeting, the committee met twice. We approved twelve requests: six tree removals, two decks, one new house, one fence replacement, one new roof, and one repaint.

We currently have fourteen pending requests (one new houses, one revision to the new house construction plans, three repaints, five tree removals, one addition, one request for rockery and stairs, one fence, and one propane tank.

The committee is working on guidelines and policies for sheds.

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

The next ACC meeting is scheduled for Monday, March 26.

### **Greenbelt Committee:**

Another month and another wind storm. Damage was not as expensive as previous storms this winter. It is taking longer than expected to remove some of the trees considered hazardous because it has been too windy on days the tree service contractors have been scheduled.

Contact has been made with a tree service contractor that uses horses to remove timber as it does not disturb the forest as much as heavy equipment. GBC will investigate this as an option to clean up the Greenbelt without doing noticeable harm. Because of his current commitments he will not be able to meet the later part of March.

Last summer the county forwarded two anonymous letters apparently prepared by a member of the Olympic Breach Tract, Inc. expressing concern about cutting that was done last winter in the Greenbelt area below Keefe Lane. The writer was concerned about the effect it the cutting could have on their water wells located near the fire station. The county indicated that it may have been a situation that required a storm water drainage abatement permit. Therefore, Jefferson County was recently contacted regarding a request to remove several deciduous trees in the Greenbelt area bounded by Oak Bay Road, Foster Lane, fire house and Jackson Lane as it also involves a drainage area. After several contacts, the County Community Development group said they needed to review the request but would require a payment fee of \$153. At the LMC workshop on Thursday, the Board asked the GBC to hold up on the request until the county codes can be reviewed to determine is there is a valid basis for the county to become involved.

### **CRC:**

The Covenants and Regulations Committee met on Tuesday, March 13.

The committee prepared two amendments to the Regulations for first reading. Copies have been distributed to all board members and committee chairs.

1. Additional language to Regulation IV, Article II, General – this is new language concerning the issuance of keys for the Kehele Park Tennis Courts.
2. Revisions to Regulation IV, Article I, Definitions include:
  - Renumbering the entire section so that related items are grouped together.
  - The Contract Member item has been reformatted;
  - Language has been added to the section relating to short-term renters.

All of the recommended revisions are for clarity and do not change the intent of the regulation.

We also, recommend deleting the reference to assessments because it doesn't belong in this particular section and is adequately addressed in the Bylaws.

The committee briefly continued the discussion of the 50 percent requirement in the Bylaws. I've spent many hours reading corporate minutes: so far I've covered 18 years of records -- 1968 to 1986 -- trying to piece together an historical record of how amendments to the governing documents were made. So far, I've come up with virtually no documentation. Brian will have staff review annual meeting ballots to determine if changes were made by a vote of the membership and not recorded in minutes. Eventually, I hope to have a permanent record of how and when changes were made. Brian has obtained all the recorded plat documents from the county and the Articles of Incorporation as recorded with the State of Washington. We will continue our review and eventually report our progress to the board.

We discussed unfinished items and I've sent reminders to the Operations Committee and the ACC regarding items we worked on jointly that either need to be completed or taken off the agenda.

The committee had a long discussion on the upcoming annual meeting and, among other things, the fact that the regular meeting and annual meeting fall on the same date.

Finally, the committee requests that the board consider holding an annual retreat at the beginning of each fiscal year for the purpose of orienting new board members to:

- Important issues facing the board;
- Acquainting members with the governing documents, RCWs, and public meeting laws; board adopted policies;
- Setting board goals and priorities.

### **Communications Committee:**

#### **Communications Committee Meeting**

The Communications Committee met on Wednesday, March 14, 2007 at 2 p.m. The first order of business was to review the Winter '07 LOG. Suggestions were made for future articles for the Spring LOG scheduled for distributed in late April.

The committee then discussed possible questions that might be considered for an all-member survey concerning Voice funding. The decision of the committee was to recommend to the board that a survey not be sent at this time, however one might be useful in the future.

### **LOG**

The question has been raised about why the last LOG did not include an explanation of the board decision to discontinue funding for the Voice. The fault is mine. The newsletter was completely finished by February 17 except for a small space left to include Action Items from the board meeting that took place that day. I sincerely apologize to the membership and to the board for not holding the newsletter and making sure that more background information was given.

### **LMC Web Site**

The LMC web site, [lmcbeachclub.com](http://lmcbeachclub.com) is your most reliable source of information for accurate information about LMC board and member meetings. Complete approved minutes of meetings including committee reports are posted on the site. Prior to approval, minutes are posted on the Beach Club bulletin board. All past issues of the LOG are posted on the site.

### **North Bay Bulletin**

Information for the North Bay Bulletin should be sent by e-mail to Amy Recht. The address is in the last issue of the LOG.

### **Voice**

The deadline for the May issue of the Voice is April 10. Articles may be sent to one of the editors listed on the back of a past issue. They are no longer to be sent to Lenetta Johnson, the North Bay Editor who resigned immediately after the March issue came out.