

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

Saturday, 19 May 2007– 9:00 a.m. – Bay View Room

Trustees: Vaughn Bradshaw, Ted Buehler, Ian Feltham, Stan Kadash, Paul Moseley, Art Moyer, Jerry Nelson, Sonny Sanzaro, and Elizabeth Van Zonneveld.

President Bradshaw called the meeting to order at 9:00 a.m. and asked Secretary Nelson for a roll call. Trustee Buehler was absent.

Agenda Changes: President Bradshaw made a change to the agenda by moving unfinished business item **Resort Revision Appeal – Mediation Consideration** into an executive session scheduled to be held immediately after this meeting public comment period.

Approval of Minutes: The minutes of the regular meeting of April 14, 2007 and special meeting of April 21, 2007 were approved as written. The acceptance of the annual member meeting minutes of April 21, 2007 was deferred until the next Board meeting by a motion duly made by Trustee Nelson, seconded by Trustee Van Zonneveld, and carried by a unanimous vote of the Board.

President's Report: President Bradshaw announced his appointments of LMC Committee Chairs as follows: :

ACC: Veronica Ryan
Operations: John Van Zonneveld
Finance: Bruce Pyles
Communications: Barbara Berthiaume (interim)
Covenants & Regulations: Catherine Garrison (interim)
Greenbelt: Jack Riggen & Larry Scott

By a motion made by Trustee Feltham, seconded by Trustee Van Zonneveld and carried by a unanimous vote of the Board President Bradshaw's committee chair appointments were formally accepted.

President Bradshaw has made the following Trustee Committee Assignments:

ACC: Bradshaw & Buehler
Operations: Kadash & Nelson
Finance: Feltham & Moyer
Communications: Moseley & Van Zonneveld
Covenants & Regulations: Moyer & Sanzaro
Greenbelt: Nelson & Van Zonneveld

Trustee Moyer made a motion to accept trustee assignments as made by President Bradshaw. Trustee Nelson seconded this motion. Trustee Moseley asked President Bradshaw to reconsider and appoint him to the Operations Committee instead of Trustee Kadesh or Trustee Nelson to represent the younger generation of the LMC membership. President Bradshaw did not change trustee committee assignments. Following discussion, Trustee Moyer's motion carried by a vote of 6:1 opposed by Trustee Moseley. Trustee Bradshaw abstained.

Manager's Report – Brian Belmont

Mr. Belmont's written report is filed with these minutes.

The removal of the ivy that was growing alongside the outdoor swimming pool has been completed. At the last month meeting, the Board has authorized hiring Joe Thompson to remove the ivy. It was explained that this would be a time and materials contract. The cost of ivy removal was estimated at \$1,300 with a project budget of \$2,000. Because a large amount of dirt found under the ivy would have prevented the LMC from planting the lawn area as planned, the manager has instructed Joe Thompson to remove the extra soil to enable the staff to complete the job. Joe Thompson's final bill came to \$1,895.25 with an additional \$50 cost of grass seed. Still, the total cost for the project came in below the budgeted amount of \$2,000. Article III, Section 8 (L) of the LMC Bylaws states:

The Board of Trustees may appoint a General Manager who may exercise the authority of the Board of Trustees between formal meetings of the board, provided that all such authority so exercised shall be reported to the next meeting of the Board and submitted for approval by the board. Failing such approval, such action of the General Manager shall not be effective after the meeting of the Board of Trustees at which considered except to the extent that formal continuing undertakings may have been made on behalf of the corporation.

Having explained the situation, Mr. Belmont asked the Board to discuss and ratify his decision to have the extra material removed from alongside the outdoor swimming pool.

By a motion duly made by Trustee Moyer, seconded by Trustee Van Zonneveld, and carried by a unanimous vote, the Board accepted Mr. Belmont's decision to have the ivy removed.

Mr. Belmont completed his report by asking the Trustees to stop by his office to sign their Kitsap Bank signature cards.

COMMITTEE REPORTS:

Finance Committee – Bill Funke

Mr. Funke's written report is filed with these minutes.

Mr. Funke asked the Board to grant the owner of the property (lot # 1-4-001) a two-month extension (from August 1 to October 1, 2007) to pay the assessment back-owed to the LMC. The extension is requested due to the ownership dispute. Trustee Feltham made a motion to this effect. The motion was duly seconded and carried by a unanimous vote of the Board. Questions and comments followed.

Operations Committee – John Van Zonneveld

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

A motion to approve an asphalt repair expenditure of \$5,600 passed by a unanimous vote of the Board. This project will be awarded to Peninsula Paving.

Trustee Nelson asked to work with the Operations Committee on an emergency shut-off switch for the outdoor swimming pool.

Architectural Control – Veronica Ryan

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

Covenants & Regulations – Catherine Garrison (interim chair)

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

Greenbelt Committee – Jack Riggen/Larry Scott

At the last committee meeting, the committee has reviewed progress of 25 previously approved requests and started review of five new requests. The committee is also reviewing its budget. In doing so, the GBC is working with the Operations Committee on taking over the mowing of the areas on the intersections of Oak Bay Road and Walker Way and Swansonville Road. In exchange, the GBC agreed to work with the Operations Committee on restoration of the north part of the Kehele Park. The area is in need of clean up and replanting. The GBC is also looking at potential costs of removal of trees damaged during the last winter windstorms and removal of a large damaged spruce from the corner of Oak Bay Road and Baldwin Lane, estimated to cost over \$1100. The committee is planning to renegotiate a \$500 PLDD contribution to spruce removal project.

Due to the above-described expenses, the committee is considering requesting a budget increase.

Mr. Riggen has also reported a meeting with Nature Conservancy with regards to potential removal of large tree trunks from the LMC greenbelts. The trunks are used for bank restoration projects. The committee is also discussing timber salvaging with the Northwest School of Wood Boat Building.

The committee will be attending a training session on the new Jefferson County Interim Critical Areas Ordinance.

Questions and comments followed.

Communications – Barbara Berthiaume (interim chair)

Ms. Berthiaume reported the committee working on development of goals and procedures. She thanked President Bradshaw for agreeing to edit the next issue of the LOG. The committee is looking at the whole method of communication for content, goals, etc. Electronic communication is one of possibilities considered by the committee.

Trustee Moyer thanked President Bradshaw for his electronic newsletter.

Lot Owners Associations – Eve McDougall

Ms. McDougall gave a calendar of upcoming community events. Ms. Watkins talked about new ideas for the Welcoming Committee Information Package.

Condominium Associations – Jerry Nelson

Mr. Nelson reported Port Ludlow arsonist being in jail awaiting trial.

Condominium Associations – Elizabeth Van Zonneveld

Ms. Van Zonneveld reported the association receiving two offers for memorial benches.

She also announced the completion of a new telephone directory now available for purchase at both clubs.

Port Ludlow Village Council – Larry Nobles

Mr. Nobles spoke at length about the telephone directory and the work involved in its preparation. He invited everyone to come to the Port Ludlow Farmers Market. Finally, he announced that Funfest and Trails Committees were looking for volunteers.

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

No report

Beach Club Remodel Ad-hoc Committee – Art Moyer

No report

LMC/PLA Coordinating Service Committee – Vaughn Bradshaw

No report

Voice Service Committee

Following discussion initiated by Trustee Moyer, Trustee Feltham made a motion to eliminate Voice Service Committee. Trustee Moyer seconded this motion. Motion carried by a unanimous vote of the Board.

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

CORRESPONDENCE:

The Board received no new correspondence.

UNFINISHED BUSINESS:

Resort Revision Appeal – Mediation Consideration: This matter was discussed in executive session.

NEW BUSINESS:

Adoption of Proposed Amendment to Regulation I Article I (9) Trees, Shrubs, and Views: Trustee Kadesh made a motion that as of May 19, 2007 the Trees and Views Regulation as approved by the vote of the membership would become effective with all pending tree applications and/or appeals being subject to the newly adopted regulation. Trustee Nelson seconded this motion. Trustee Van Zonneveld proposed an amendment to read that all pending applications and/or appeals be handled according to the rules existed at the time of submission. Trustee Moyer seconded this amendment. Following prolonged discussion, the amendment carried by a vote of 7:1 opposed by Trustee Kadesh. Following further discussion, the amended motion carried by a vote of 7:1 opposed by Trustee Kadesh.

Creation of New Tree Committee: The TVC has recommended forming a new standing committee or a subcommittee of the ACC to exclusively address all tree issues in order to improve consistency and fairness in implementing LMC regulations. There was no resolution to a prolonged discussion of this recommendation. This subject will be further researched and discussed at the next Board meeting. Any trees and views cases submitted before the next Board meeting will be considered by the Operations Committee.

Proposed Amendment to Regulation I Article I (6) Parking and Storage of Vehicles – First Reading: President Bradshaw presented proposed regulation change. Prolonged discussion followed. No action was taken.

Board Workshop Scheduling: Trustee Sonzaro made a motion that effective June 2007 the date of the Board workshop be changed from the Thursday before the meeting to the Thursday on a week prior to the week of the meeting or nine days prior to the Board meeting. Trustee Feltham seconded this motion. Following brief discussion, this motion carried unanimously.

Committee Memberships:

Communications Committee Membership: By a motion duly made, seconded, and carried by a unanimous vote, the Board approved the following members of Communication Committee: Dave Goudie, Bob Reasoner, Evelyn Fett, Carol Shamhart, and Amy Recht.

Operations: By a motion duly made, seconded, and carried by a vote of 6:1, the Board approved the following members of Operations Committee: Michael Cahn, Teddy Clark, Lenetta Johnson, Pat Cooper, Eve McDougall, Brad Newell, Carol Shamhart, and Sharon Sorenson. The motion was opposed by Trustee Moseley. Trustee Bradshaw abstained.

ACC: By a motion duly made, seconded, and carried by a unanimous vote, the Board approved the following ACC members: Steve Siegiel, Rae Watkins, Eve McDougall (alternate), and Corey Sattler (alternate).

Greenbelt Committee: By a motion duly made, seconded, and carried by a unanimous vote, the Board approved the following GBC members: Dale Allen, Joan Dragnich, Dick Campbell, and Jerry Purdy.

Finance Committee: By a motion duly made, seconded, and carried by a unanimous vote, the Board approved the following members of the Finance Committee: Ed Wilkerson and Dave Pendergust.

Covenants & Regulations: By a motion duly made, seconded, and carried by a unanimous vote, the Board approved the following CRC members: Terry O'Brien, Stephanie Buehler, Bill Harjue, and Brian Belmont (ex-officio).

Board Goals 2007-2008: Per President Bradshaw, the following goals and items of concern were developed at the Board Orientation Workshop:

Recognizing that other matters will arise throughout the year, be it resolved that the LMC Board of Trustees will focus on the following five goals throughout the year. The trustees will check progress on the goals at regular intervals:

1. all LMC standing committees will develop written policies and procedures for Board approval, where appropriate policies and procedures will include enforcement procedures that are in compliance with the association's governing documents;
2. identify membership issues vs. special interest issues, t. i. develop a means for assessing whether or not issues identified by the committees truly reflect wishes and interests of the broader community;
3. improve and expand a two-way communication between the Board and the membership regarding corporation affairs and concerns;
4. identify possible Board credibility issues;
5. develop a long-term solution to Voice funding.

The Board recognizes and will also remain mindful of the importance of the following three areas of concern:

1. remedy of the reserve fund problem;
2. establishment of long-term plans for the Beach Club;
3. minimizing decision-making based upon personal agendas.

Trustee Nelson made a motion to accept above-stated recommendations as LMC Board goals for the year. Trustee Feltham seconded this motion. Trustee Kadash made an amendment per Ms. Garrison's request to add a preamble to the above-listed statement explaining the fiduciary duty of the Board to the LMC members. The amendment was seconded but failed to carry opposed by Trustees Moseley, Feltham, Sanzaro, and Nelson with Trustee Bradshaw abstaining. The original motion carried by a unanimous vote of the Board.

Review of 1/14/06 Board Motion Regarding Tennis Court Use: In January of 2006, the Board has made a motion regarding tennis court use requiring eligible non-LMC members buy contract memberships to use tennis courts. Trustee Moyer asked to survey the membership on the use of other LMC facilities by non-members. President Bradshaw agreed to send out a questionnaire to this effect with Trustee Moyer preparing the language. Trustee Van Zonneveld urged the Board to use the knowledge of the LMC committees to structure the questions.

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

At 1:00 p.m. the meeting recessed to go into an executive session to discuss legal matters.

The meeting reconvened in an open session at 1:45 p.m.

Trustee Van Zonneveld made a motion to agree to join other appellants in mediation. This motion was duly seconded and carried by a majority vote of 7:1 opposed by Trustee Moseley

Trustee Van Zonneveld made a motion to share cost at a cap of \$1250.00 to pay mediator with other appellants, County and PLA to pay the remainder of approximately \$15,000.00 This motion was duly seconded and carried by a majority vote of 7:1 opposed by Trustee Moseley

The meeting adjourned at 1:51 p.m.

Respectfully submitted,

Jerry Nelson, Secretary
Ludlow Maintenance Commission, Inc.

Reports:

Manager's Report:

The Trustees have been provided financial statements for April 30, 2007 are there questions that I can answer pertaining to those reports? Year-to-date we have collected nearly 99% of the invoiced 2007 annual assessments.

Washington State Ferries has implemented electronic ticket sales on all major ferry runs. We currently have 3 passenger tickets left in our inventory with a total face value of \$15.60. The expiration date for these tickets is today, May 19. After today we are no longer selling ferry tickets here at the Beach Club.

Our insurance company, Community Association Underwriters, sent a risk management specialist to Port Ludlow to provide a risk management assessment of LMC improvements. The specialist inspected the Beach Club and Bridge Deck facilities as well as Kehele Park. Although we haven't received a written report yet the only verbal suggestion made was that we should post evacuation routes in each of the Beach Club rooms.

The removal of the English ivy that was growing along side the outdoor swimming pool has been completed. At last month's meeting we asked for authorization to hire Joe Thompson to remove the ivy. It was explained that this would be a time and materials contract but it was estimated

that the cost for the removal would be approximately \$1,300. LMC had budgeted \$2,000 for the entire project. Because we found there was a large amount of dirt under the ivy that would prevent us from planting the lawn area as planned. I instructed Joe Thompson to remove the extra soil so that we could complete the job. Joe Thompson's final bill was \$1,895.25. In addition, we purchased approximately \$50 in grass seed. The total cost for the project was below the budgeted amount of \$2,000. Article III, Section 8 (L) of the LMC Bylaws states:

The Board of Trustees may appoint a General Manager who may exercise the authority of the Board of Trustees between formal meetings of the board, provided that all such authority so exercised shall be reported to the next meeting of the Board and submitted for approval by the board. Failing such approval, such action of the General Manager shall not be effective after the meeting of the Board of Trustees at which considered except to the extent that formal continuing undertakings may have been made on behalf of the corporation.

I would like to ask the Board if you think it necessary or appropriate to discuss and ratify my decision to have the extra material removed from along side the outdoor swimming pool?

As part of our preventative maintenance program, LMC recently has had the three propane pool/spa boilers (\$510) and three Beach Club heat pumps (\$356) serviced.

The opening of the outdoor pool last Saturday went smoothly and we have received numerous thank you from the membership for opening the pool two weeks early.

The family of Robert Moss has graciously donated the beautiful teak bench that everyone probably noticed out front to the Beach Club as a commemoration of Mr. Moss's 80th birthday.

Finance Committee:

The committee last met on Thursday, May 17.

1) Minutes Approval:

The minutes of the April 6, 2007 meeting were approved

2) Treasurer's Report:

Ian Feltham read his statement of Financial Goals for 2007-2008 as originally submitted to the Voice representative and the edited version to be published. He was disappointed his stated goal with respect to the Replacement Fund to: "Insure membership is aware of the need to increase dues above the CPI allowed yearly increase." was deleted due to space limitations.

The Treasurer also reported he had initiated, starting with the April bank statements, the new procedure of personally opening all bank statement envelopes and checking the statements against LMC check register records, prior to the Manager seeing the monthly statements.

3) Manager's Report:

Financial Reports: Brian Belmont reviewed the January 1 to April 30, 2007 financial reports. All budget projections are on track within normal seasonal ranges. The Operating Fund \$65,000 Government T Bill matured. Proceeds are in the American Marine Bank money market account. Approximately \$25,000 will be transferred to the Kitsap Operations money market account next week.

Delinquent Accounts: 15 accounts are currently delinquent with their annual dues assessments, including those owed from prior years. The latest collection notices have informed delinquent members that the board has given the Treasure authority to file liens.

Lowrie Account (2-3-150): The LMC attorney has advised the Manager that Shannon Lowrie is negotiating for a loan to satisfy her assessment indebtedness to the LMC and to reimburse all legal fees incurred with the LMC collection action.

Boyd Account (1-1-027): Attempts to contact the Boyds regarding the stop payment of their check have been unsuccessful. The Manager noted this account will reach the \$1000 delinquent threshold after the June late payment penalty is posted. The Finance Committee will then consider recommending initiating Foreclosure action to the Trustees.

Olford Account (1-4-001): The Manager reported a September 26, 2007 court date has been set to determine ownership of this property. The Board will be asked to extend the payment deadline to October 1, 2007.

2006 Auditor Progress: Larry Hurley and an associate spent May 7th with the Manager at the Beach Club. Mr. Hurley has requested and been supplied with various randomly selected statements and billings for auditing. It is expected the full audit report with procedural and other recommendations will be completed by May 31st.

Current Projects Report: The poolside ivy removal project required the unplanned removal of several yards of mounded dirt previously hidden by the ivy, resulting in a total removal cost slightly less than the \$2000 budgeted for this project. Since then, the ivy area has been graded and seeded by staff. The manager noted potential repairs to the fence top and the possible need to extend the wind shield panels along the fence in that the ivy no longer acts as a wind buffer.

The Spa has been reopened after installation of drain parts. Retiling is expected to start during June.

The Manager has made arrangements with local contractor David Riggs to submit a construction bid to completely eliminate the valley between the two roof areas covering the walkway to the gazebo and the gallery room side as preliminary to re-roofing this area only. He expects to have firm bid information by the June meeting. John Van Zonneveld advised latest estimates predict the main roof area over the Bay View Room will not require replacement for 4 years.

Trees and Views Committee Expenses: This committee has completed its mission and no additional expenses are expected.

Greenbelt Expenses: The former Greenbelt Chairman has estimated removal of tree hazards created by last winter's wind storms could cost easily between \$2000 and \$3000. Only \$350 remains unspent in the GBC's 2007 budget. The new Greenbelt committee will address this issue in coming weeks.

To offset these unplanned expenses, the Manager will recommend to the Greenbelt Committee that LMC staff undertake the maintenance of the two Greenbelt Plots fronting Oak Bay Road at Swansonville Road and at Walker Way. He has evaluated the cost of part time LMC staff and estimates their costs at \$50 per cutting, a savings of \$60 per cutting compared to current contractor charges for this work

The Manager further plans a trial Kelehe Park grass cutting by part time staff to evaluate and compare costs with that currently paid for contracted services.

4) Operations Committee Project Requests: John Van Zonneveld submitted two requests for Finance Committee consideration and recommendation to the Trustees.

Asphalt Repair: Peninsula Paving Company has submitted the lowest of three bids to asphalt and repair areas of the main Beach Club parking lot, the depressed area in the Kelehe Park tennis court and the currently graveled cut strips in the tennis court perimeter walk way created by last year's skirt drain repair project, 800 sq ft total. The bid is \$4553. The Operations committee requested \$5600 to cover any additional work that may be identified and determined to be necessary during the repair process of the main Beach Club parking lot.

Outdoor Pool Emergency Shutoff: Installation of an emergency shutoff for the outdoor pool main drain will be required by Washington State no later than June 2008. The \$750 originally estimated and budgeted for this project did not include electrical work found necessary after onsite inspection by DD Electric Company and the total new estimate from them is \$1500. This amount was requested as a ceiling budget to complete this work. A second bid for this installation is expected next week.

The Finance Committee approved endorsement of all requests for approval by the Board.

5) Reserve/Replacement Fund: The Chairman noted money market rates remain unchanged and that three Reserve Fund CDs will mature at E. Jones between May 27th and December 2007. Proceeds of the May CD will be transferred to the E. Jones money market account pending reinvestment decision.

The Committee, joined by LMC President Vaughn Bradshaw, Operations Chairman John Van Zonneveld and General Manager Brian Belmont, continued prior Committee discussions in connection with the anticipated depletion of the Reserve / Replacement Fund, predicted by the Reserve Study calculations to be zero within 10 years. Scheduled and unknown future replacement liabilities such as the Beach Club electrical system, the ongoing efforts to develop a Beach Club remodel plan, the necessity of possible member special assessments or an increase in annual membership dues over that currently permitted under LMC Bylaws and time frame considerations for possible assessments were all discussed.

The Committee recognizes any future Replacement and Repair funding assessment recommendations by the Committee depend on the accuracy of the useful life and future

replacement costs set forth in the LMC Reserve Study, and, as such, the Reserve Fund calculations are “predictions” only, all subject to unknown market, timing and inflation factors. Nevertheless, the updated Study estimates indicate our existing dues increase limitations will not fund future replacement and maintenance costs of the existing LMC facilities now identified on the Replacement Component list and, accordingly, the Committee must use this data and other information on hand to formulate future funding recommendations to the Treasurer and Trustees.

With this understanding, the Committee will continue to develop for Trustee consideration if and when appropriate, various assessment possibilities based on current Reserve Funds available and current Dues limitations while accepting the Reserve Study estimates as the only reasonable guide for future requirements. The Committee currently has one assessment recommendation prepared by member David Pendergast.

Vaughn Bradshaw requested an update of a previous memo from the Chairman to the Trustees explaining the Reserve Study Component List and Study

There being no other matters to come before the Committee, the meeting adjourned at 11:45 AM

Note: The Trustees are considering advancing their monthly work shops to allow more time between work shop and the third Saturday of the month Trustee meetings.

I believe it desirable the Finance Committee monthly meeting should continue to be on the morning of the workshop, or before, and will recommend this to our incoming chairman, Bruce Pyles who will set the June meeting date.

Operations Committee:

The Operations Committee last met on May 14, 2007.

General Manager reported the problems with deteriorating asphalt in the parking lot and Kehele Park tennis courts. Bad patches in the parking lot are mostly marked. A section of one tennis court at Kehele has created a void under the surface. This will require cutting a piece out of the court, filling the void, stabilizing the soil and re-paving and repainting the area. Sections of the path will also need to be leveled and paved. LMC has received 3 bids: Rainbow - \$7,468; Lakeside - \$8,618; and Peninsula at \$4,552. The committee unanimously voted to recommend to Finance Committee a total expenditure of \$5,600 budgeted to Peninsula Paving. The extra money would be used in deteriorating areas that are not in the “emergency repaving” status but will need attention in 2008. The total area to be covered will be approximately 800 sq. feet.

Ivy and soil removal adjacent to the outdoor pool came under budget, even though more soil removal was required than originally estimated. Total costs including seed, fertilizer, etc. was \$1,985. It was suggested that LMC consider a 6’ cedar fence at the south side of the newly seeded area. This will be considered in the 2008 budgeting process.

Washington State requires that outdoor pool have an emergency shut-off valve for the circulation system. We budgeted \$750 for this valve installation. We have received a bid from Double D Electric for \$1,512. It was suggested that funds for 70’ of fencing at Rainier Lane court be

combined with the original amount budgeted to meet this cost. Brian will seek additional bids before a decision is made.

Brian, John, and Carl Jespersen attempted to survey the western property line of Kehele Park last week. The dense undergrowth prevented them from establishing property corners. However, it is clear that in some cases landscaping by adjacent property owners has exceeded their boundaries.

John explained that he attended a recent Greenbelt Committee meeting. He explained the thoughts of a work party to clear the “newly discovered” area of Kehele Park and the amount of work involved in clearing that area, and replanting with appropriate material. The GBC members appeared to favor a cooperative venture with Operations. Future meetings will be held to work out the details.

Kehele Park sign has been nearly finished by Paul Moseley, who has rebuilt and repainted it. He has done a wonderful job and it is finished under his requested budget.

ACC:

Since the last LMC meeting, the committee met twice. We approved eleven requests: one sunroom addition, one propane tank, one trellis, three repaints, two fences, two tree removals, and one playground. One tree removal request was denied.

We currently have twelve pending requests (one house, one house additions, one revision to approved new house construction plans, one garage, two propane tanks, one fence, two repaints, and three tree removals.)

The committee is reviewing construction application package and is working on Shed Guidelines.

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

CRC:

The Covenants and Regulations Committee (CRC) met on Tuesday, May 8 at 9:30 a.m.

The chief item of discussion was a review of the second draft of the ACC fence guidelines. The committee made some minor recommendations for further revision. These suggestions have been forwarded to the Architectural Control Committee.

The committee discussed the need for developing an effective process for assisting committees in developing policies and procedures. The Covenants and Regulations Committee recognizes that other standing committees are very busy dealing with their duties and obligations and writing policies and procedures can be a burdensome assignment. The Greenbelt Committee policies and procedures are complete. Having a liaison assigned from the ACC and Operations Committee to work with the CRC would ease the process. This model worked effectively in the past in our work with the Greenbelt and Operations Committee.

The committee identified two agenda items needing immediate attention in 2007-2008:

- Date of record;
- Inconsistency between Bylaws, Article II, Section 7 and the Articles of Incorporation, Article IV (b) – otherwise referred to as *the 50% requirement*.

The next CRC meeting is tentatively scheduled for June 12; however, if a chair is not identified the committee may go into recess until September.