

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

Thursday, 30 August 2007–10:00 a.m. – Gallery

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

President Bradshaw called the meeting to order at 10:00 and the Secretary conducted roll call All trustees were present

**Unfinished business:** Green belt easement, Elizabeth Van Zonneveld made a motion to accept with the names changed to Gary and Nancy Kavanagh lot #1-2-007. It was seconded by Jerry Nelson. Discussion followed, easement to run with the land so any new owners would have to keep up the easement. Passed

**New business:** No new member has volunteered for the position of the ACC recording secretary. Continue to try and find someone to fill this position.

**President's Report:** The President has received a letter from Hugh Jenings on use of inappropriate language being used at or after the July 21 board meeting by the Chairman of the Operations committee.

Trustees voted to go to Executive session for personnel matters at 10:20 am.

Reconvened Special session at 12:09 PM

President Bradshaw brought up an item left off the agenda earlier. Eve McDougall has resigned as Chairperson of the Tress and Views sub-committee to the ACC.

Ted Buehler made a motion regarding complaints of foul language used by a committee Chairperson, during or after the July 21<sup>st</sup> LMC board meeting in LMC facilities, directing the President to send a letter of reprimand to the individual in question demanding to the use of appropriate language in accordance with Reg. 4, Art 2, Para. 3 of the LMC documents. Ian Feltham seconded the motion and the motion passed by a vote of six in favor, Paul Moseley was opposed, Vaughn Bradshaw abstained and Elizabeth Van Zonneveld recused herself.

The President opened the floor to member comments.

Greg McCarry wanted to know what items are in mediation or appeal. He was directed to Gen. Manager Brian Belmont for information on where to get a copy of the documents. Helen Cotta also wants a copy of the appeal. Greg McCarry wanted to know how much has been spent of the mediation and appeal. Appeal was \$700.00-900.00 and mediation was \$1,250.00. Greg McCarry felt the LMC should only be looking at whether to accept any new members of futures build outs and not land use items. Greg McCarry wonder why financial reports are not provided to

members at meetings, it was pointed out that LMC has chosen not to depreciate its assets. He was told by the Gen. Manager that these reports are on the back of the meeting agenda at each meeting.

Helen Cotta had a conversation with Finance Chair Bruce Pyles and is confused about what the budget contains about future possible members from the build out.

Helen Cotta made comments about the numerous changes made to the bylaws and regulations lately. It was pointed out that the Board several years ago voted to bring our governing documents into compliance with the current RCWs so that they are legal. All changes to the governing documents were presented to the membership for several readings before they were added to the annual meeting agenda for a vote by the members.

There was discussion about some of the LMC members that are dissatisfied with the current board discussions. It was pointed out that the turnout at the monthly meetings are very low and all LMC members are welcome to all meeting for input and help in making decisions that affect LMC members.

Meeting was adjourned at 1:00 p.m.

Respectfully submitted,

Jerry Nelson, Secretary  
Ludlow Maintenance Commission