

**MINUTES OF A CLOSED MEETING OF THE COLUMBIA ASSOCIATION
BOARD OF DIRECTORS**

December 22, 2005

CA Headquarters

**Minutes Made Public by Vote of Columbia Association Board of Directors
April 27, 2006**

The Columbia Association ("CA") Board of Directors ("Board") commenced a closed meeting at approximately 9:25 p.m. The Directors present were Joshua Feldmark, Tom O'Connor, Henry Dagenais, Patrick Von Schlag, Jud Malone, Miles Coffman, Phil Marcus, Pearl Atkinson-Stewart and CA President Maggie Brown. Also present were CA General Counsel Sheri Fanaroff and CA Purchasing Manager Patrick O'Malley. The meeting was closed by unanimous vote pursuant to Section 11B-111(4)(i) of the Homeowners Association Act ("HOA") to discuss whether to release confidential personnel information to the consultant retained to provide a compensation study for the position of CA President.

By consensus, the Board approved the release to the consultant, Paula Singer, of the following information, on the condition that Ms. Singer first signs a non-disclosure agreement to be prepared by CA's General Counsel:

1. A list of the salaries and bonuses of CA's President and Vice Presidents;
2. The chart showing FY06 organization-wide salary grades;
3. Minutes of the 4/10/03 MAC meeting setting forth the Board's decisions on the evaluation of the President's annual objectives and a discussion of renewal of the President's contract;
4. Minutes of the 4/11/02 MAC meeting setting forth the Board's decisions on the evaluation of the President's annual objectives and her annual pay increase;
5. The timeline approved by the Board on 6/28/04 for the President's FY05 goal setting and accomplishments; and
6. The CA President's Board-approved FY05 goals and objectives.

The closed meeting adjourned at approximately 9:40 p.m.

Respectfully submitted,

Joshua Feldmark, Chair
Columbia Association Board of Directors

Approved by Columbia Association Board of Directors 1/12/06