

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

January 19, 2006

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 9:50 p.m. All Directors were present including CA President Maggie Brown. (Mr. Von Schlag was present by phone.) Also present were CA General Counsel Sheri Fanaroff and CA Vice President of Open Space Management Chick Rhodehamel . The meeting was closed by unanimous vote (with Ms. Russell abstaining), pursuant to Section 11B-111(4)(iii) and (vi) of the Homeowners Association Act (“HOA”), to discuss the Woodlawn Slave Quarters parcel and a request for an access easement.

Ms. Fanaroff advised the Board regarding the legal status of the parcel on which the Woodlawn Slave Quarters is situated, which the Columbia Association does not own but subleases from General Growth Properties under an agreement that has another 67 years to run. Ms. Fanaroff also informed the Board that an access easement for a paved driveway across that property has been requested by developer Ron Brasher, which under the terms of the sublease CA cannot grant. Ms. Fanaroff requested guidance from the Board as to what action should be taken, and whether the possibility should be explored of negotiating to purchase the property and then grant the easement for a fee. According to Mr. Feldmark, there are preservation concerns regarding Mr. Brasher’s proposed commercial development, but the CA Board’s Woodlawn Slave Quarters Task Force has not yet met with the preservationists. It was the consensus of the Board that the Task Force should invite the preservationists to come and discuss their concerns regarding the easement. It was the Board’s consensus that Ms. Fanaroff should have CA’s outside counsel, who has been working on this matter, inform Mr. Brasher that the CA Board is considering all the options and factors and that CA will get back to him regarding his easement request after it has all the necessary information..

Mr. Coffman moved to open the meeting. Mr. Schneider seconded the motion, which was approved unanimously, and the meeting adjourned at approximately 10:20 p.m.

Respectfully submitted,

Joshua Feldmark, Chair
Columbia Association Board of Directors

Approved by Columbia Association Board of Directors 1/26/06