

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

October 26, 2006

**Minutes made Public by Vote of the Columbia Association Board of
Directors on December 14, 2006**

CA Headquarters

The Columbia Association ("CA") Board of Directors ("Board") commenced a closed session at 6:30 p.m. All directors were present, with Patrick von Schlag on the telephone. Also present were Maggie Brown, President, and David Bamberger, Partner, DLA Piper Rudnick Gray Cary.

Phil Marcus moved to close the meeting and Pearl Atkinson-Stewart seconded the motion. The meeting was closed by a vote of 7 in favor (Pearl Atkinson-Stewart, Miles Coffman, Cynthia A. S. H. Coyle, Henry Dagenais, Phil Kirsch, Phil Marcus, and Tom O'Connor) and 2 against (Gail Broida and Barbara Russell). Patrick von Schlag was not on the phone in time to vote on the closing of the meeting.

Tom O'Connor stated the two topics to be discussed were the legal opinion from DLA Piper Rudnick Gray Cary regarding easements and the request from Alex Hekimian regarding the date and vote for the closed meeting when the letter to Rebecca Bowman of the Maryland Attorney General's office was discussed.

Maggie Brown spoke about her request to DLA Piper Rudnick Gray Cary regarding the easement questions raised by the Board and the additional questions that were raised by Phil Marcus which were approved by the Board and also sent to DLA Piper Rudnick Gray Cary. David Bamberger from DLA Piper Rudnick Gray Cary walked the Board through the opinion and answered all questions. Patrick von Schlag arrived in the room at approximately 7:15 p.m. Miles Coffman moved to release the opinion and Patrick von Schlag seconded the motion. The vote to release the opinion was unanimous.

On the second topic, Maggie Brown explained that after being directed to release the date and vote of the closed meeting at which the letter to Rebecca Bowman was discussed, she sought advice. Because of the public discussion of the content of that meeting and the Board had not voted to release the minutes, she was concerned that identifying the date would be an indirect release of confidential information from a closed meeting. She felt that the Board needed to be advised of this and have their vote with full knowledge of this situation. Patrick von Schlag moved to release the date and the vote to close with Board Members' names to the public. The motion was seconded by Barbara Russell.

The vote was 8 in favor (Gail Broida, Cynthia A. S. H. Coyle, Miles Coffman, Phil Kirsch, Phil Marcus, Tom O'Connor, Barbara Russell, and Patrick von Schlag) and 2 opposed (Pearl Atkinson-Stewart and Henry Dagenais).

Pearl Atkinson-Stewart had a minority statement that this release of information could create problems in the future with the Attorney General's Office.

Maggie was asked to resend a copy of these confidential minutes to all the Board members.

Phil Marcus moved and Patrick von Schlag seconded a motion to open the meeting, and the vote was unanimous. With no further business, the meeting was adjourned by unanimous consent at approximately 7:30 p.m.

Respectfully submitted,

Maggie J. Brown