

Lynnesfield Homeowners Association Annual Meeting Minutes  
October 25, 2007

The meeting was called to order at 6:00 PM by President Charley Hough.  
Members present were as follows:

<u>Lot No.</u>	<u>Name</u>
1 and 25	Joseph Campbell
4	Tom Higgins
7	Rick & Laurie Roberts by proxy to Ginny King
10	Ken & April Speer by proxy to Charley Hough
16	Jerry Johnson
17	Jerry Johnson
19	Troy Frutiger
20	Richard Hockaday by proxy to Charley Hough
22	Patrick and Heidi Kane
24	David & Renee Sepler
27 and 64	Steve & Linda Lockwood by proxy to Charley Hough
29	Bob Kampmann and Jean Hessler
30 and 31	Charley Hough
32	Dyrk & Miriam Lansdon
44	Richard & Deborah Thomas
57	Joseph J. Campbell by proxy to Charley Hough
62	Charlie Aldrich
63	Florence Zarro by proxy to Charley Hough
65	Virginia King
66	Matt Berberich
MF1	Helen Arnold by proxy to Charley Hough
MF2	Lynette Leaf by proxy to Charley Hough
MF4	Lloyd Campbell
MF5	Sally Murray by a representative voter
MF6	Helen & Philip Arnold by proxy to Charley Hough
MF7	Zelda Kennedy and Bus Lahren, Jr.

A quorum of 29 votes was deemed present.

1. The previous Board of Directors was introduced to the homeowners. President Charley Hough, Vice President Bob Kampmann, Treasurer Tom Higgins, Secretary Virginia King, Member-at-Large Jerry Johnson and MultiFamily Unit Representatives Zelda Kennedy and Bus Lahren, Jr.

2. The minutes for the 2006 Annual Meeting were approved. There were no comments or revisions.
3. President Charley read the wording of the revised CC&Rs from the 2006 meeting as they were filed with the city and as reviewed by legal counsel. There were no objections to the language; no further revisions are necessary.
4. Officers were elected for the coming year. All previous officers were re-elected with the exception of Vice President Bob Kampmann. Officers are now President Charley Hough, Vice President Matt Berberich, Treasurer Tom Higgins, Secretary Virginia King, Multi-Family Buildings Zelda Kennedy and Bus Lahren, Jr., and Member-at-Large Jerry Johnson.
5. Tom Higgins presented and reviewed the Treasurer's Report. This 5 page report is attached to these minutes as **Exhibit A-07**. The Treasurer's report was approved.
6. There was a motion made and seconded to keep Homeowner's dues to \$200 per year. This motion was approved.
7. Owners of vacant lots are required to pay dues. A suggestion was made that owners of vacant lots should not have to pay dues because there is no impact on the Homeowners Association. No motion was made or seconded on this topic so no changes have been made to the status of vacant lot owners.
8. Developer Joe Campbell presented an annual update. All lots are legal. He has 9 months left to turn over the streets in Phase #2 and #3 to the City of Port Townsend. The city has cleared some storm drains. Joe confirmed that he doesn't sell a lot unless he is the builder of the home on the lot. Joe would like a sign for Lynnesfield located on or above the large rock in the Open Area. Joe suggested a baked enamel over aluminum with letters approximately 10" high. The overall size of the sign would be approximately 8' by 2.5' or 3'. Joe will pay for the sign. Miriam Lansdon moved and it was seconded that the sign have a sufficient area of rock around it to nicely frame it. A Sign Subcommittee was created by a motion that was seconded. The Sign Committee will be Joe Campbell, Miriam Lansdon (Chair), Dyrk Lansdon and Charlie Aldrich.
9. A motion was made and seconded that the Paint Committee will be Debbie Thomas, Miriam Lansdon and Heidi Kane.

10. Dyrk Lansdon raised the possibility of a Community Center building. President Charley stated that such a building would be a liability issue and costly to heat, clean and maintain. This suggestion was tabled for the time being. The possibility of a gazebo was then raised with no further action taken.
11. Dyrk Lansdon introduced the subject of storm water fees imposed by the City of Port Townsend. Lynnesfield residents do not feed water into the city storm water system. We are, however, required to pay the fee. The city will now keep your driveway culvert clear.
12. Upon motion made and approved, the time of next year's Annual Meeting will be moved to 6:30 PM.

There being no further business to come before the homeowners, the meeting was adjourned at approximately 7:20 PM.

Respectfully submitted,

Virginia King  
Secretary

Cc: Joe Campbell – Developer  
US Bank – Lynnesfield HOA File (requirement)