

Lynnesfield Homeowners Association Annual Meeting Minutes
October 27, 2008

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, 25 & 57	Joseph Campbell by proxy to Charley Hough
3	Joan Broughton
4	Tom and Virginia Higgins
6	Dan & Maria Huynh
7	Rick & Laurie Roberts by proxy to Ginny King
10	Ken & April Speer by proxy to Charley Hough
16	Jerry Johnson
17	Jerry Johnson
20	Richard and Kathy Hockaday by proxy to Charley Hough
21	Marilyn Sandau
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
61	Cheri Farara by proxy to Charley Hough
62	Charlie Aldrich by proxy to Charley Hough
63	Florence Zarro
65	Virginia King
66	Matthew Berberich & Rebecca Benjamin by proxy to Charley Hough
MF1	Helen Arnold by proxy to Phil Arnold
MF2	Lynette Leaf by proxy to Phil Arnold
MF4	Lloyd Campbell
MF5	Sally Murray by proxy to Charley Hough
MF6	Helen & Philip Arnold
MF8	Gladys Ota by proxy to Christine Ota

A quorum of 32 votes was deemed present.

1. The previous Board of Directors was introduced to the homeowners. President Charley Hough, Treasurer Tom Higgins, Secretary Virginia King, Member-at-Large Jerry Johnson. The Multi-Family Buildings were represented by Sylvester Lahren & Zeldia Kennedy. Vice President Matthew Berberich was unable to attend.

2. The minutes for the 2007 Annual Meeting were approved by motion made by Bob Kampmann and seconded by Joan Broughton. There were no comments or revisions.
3. Officers were elected for the coming year. All previous officers were re-elected. Officers for 2009 are now President Charley Hough, Vice President Matt Berberich, Treasurer Tom Higgins, Secretary Virginia King, Multi-Family Buildings Sylvester Lahren & Zelda Kennedy, and Member-at-Large Jerry Johnson.
4. Tom Higgins presented and reviewed the Treasurer's Report which included a Lynnesfield HOA Account Balance, Itemized Categories of Income and Expenses, 2008 Budget with Actual Amounts and a Budget for 2009 with three calculations based on annual dues of varying amounts. This 6 page report is attached to these minutes as **Exhibit A**. The Treasurer's report was approved.
5. A discussion followed later in the meeting concerning dues for 2009. It was noted that the Thomas' aren't going to pay dues because some neighbors aren't taking care of their yards. Lynnesfield HOA would have to hire an attorney and put a lien on their property if this happens. Charley reminded all residents present to come talk to him if a problem arises and he'll try to resolve the problem. One homeowner reported that she has plans to have her yard worked on soon.
6. There was a motion made by Joan Broughton and seconded by Dan Huynh to lower each single family homeowner's dues to \$150 per year. This motion was unanimously approved by a voice vote.
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 on this topic so no changes have been made to the status of vacant lot owners.
8. Developer Joe Campbell responded to a question made by Mr. Kampmann on the status of the proposed secondary emergency access route. Mr. Campbell reported that a city planner says Mr. Brady who is developing property located above Lynnesfield on Hendricks will provide the necessary secondary emergency access route.
9. Regarding Article 3, Section 21, as amended, Dyrk Lansdon read this section on storage. He complained that there is a boat in someone's driveway. Charley read Article 3, Section 11, as amended on Vehicles.

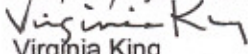
Mr. Lansdon stated that driveways are for cars only and not boats or trailers. Mr. Kampmann reported that some homeowners are running businesses from their homes out of trailers parked near their homes, but not necessarily in driveways. Mr. Lansdon made a motion that only cars be allowed to park in driveways. The motion was not seconded and was therefore tabled with no action taken.

10. It was reported that the Lynnesfield sign was installed during 2008 without incident.
11. Mr. Hough mentioned that we need to start maintaining the open space behind the Lansdon's. He suggested we plant some trees to block the Lansdon's view of the boat.
12. Mr. Lansdon stated he would like a planter installed around the rocks in front of the new Lynnesfield sign.
13. Jerry Johnson stated there approximately ten feet of trail that is continually soaked with water and water is seeping out of a flex pipe. Mr. Hough will look into this.
14. Mr. Hough reported that there isn't enough parking for the apartments. He suggested additional parking places be put in between the dumpsters. The spaces would be paid for 1/3 by Lynnesfield HOA, 1/3 by developer Joe Campbell and 1/3 by the apartment owners. This action would require agreement by the apartment houses and the Lynnesfield HOA. The city would also need to approve it. Mr. Campbell pointed out that there has to be a specified number of square feet of open space in Lynnesfield. He also said there was a drainage problem in the area suggested by Mr. Hough. This topic will be discussed further at the 2009 annual meeting of homeowners.
15. Mr. Hough reported that there were no problems this year with the horses on Holcomb property.
16. Mr. Lansdon inquired if the Lynnesfield HOA has a landscaping committee. Mr. Hough said it will be Spring of 2009 before any work on the open space beside and behind the Lansdon's will be undertaken. Matt Berberich will do the work since he is a landscaper and has expertise in native plants and drought resistant plants. The cost for landscaping was not included in the 2009 budget prepared by Mr. Higgins.
17. Mr. Hough will look into the trail section between Jackman and Holcomb since it was reported that it looked unattractive and that many plants need trimming.

18. Mr Hough moved that we defer annual dues for Mr. Higgins in compensation for all his many hours of hard work as Treasurer of the Lynnesfield HOA. This motion was seconded by Mr. Lansdon. The motion enjoyed unanimous approval by a voice vote.
19. A tree may need to be removed from behind Mr. Hough's house. The city will send an arborist to review the situation. Mr. Hough will plant 2 trees in this space if the mature tree needs removal. Mr. Hough will pay for the 2 new trees and the permit to remove the existing tree.

There being no further business to come before the homeowners, it was moved by Mr. Lansdon and seconded by Ms. Zarro that the meeting be adjourned at approximately 7:10 PM.

Respectfully submitted,


Virginia King
Secretary

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