

Lynnesfield Homeowners Association Meeting Minutes
October 26, 2009

The meeting was called to order at 6:15 PM by President Charley Hough.
Members present were as follows:

<u>Lot No.</u>	<u>Name</u>
1	Joseph Campbell by proxy to Charley Hough
2	Noah Harrison
3	Joan Broughton
4	Tom and Virginia Higgins
7	Rick & Laurie Roberts by proxy to Virginia King
10	April Speer
11	Michael & Lynne Casella-Blackburn by proxy to Charley Hough
14	Leona Maddock & William Schmitt by proxy to April Speer
16	Jerrold Johnson by proxy to Tom Higgins
17	Jerrold Johnson by proxy to Tom Higgins
20	Richard Hockaday by proxy to Charley Hough
21	Marilyn Sandau
25	Joseph Campbell by proxy to Charley Hough
27	Steve & Linda Lockwood by proxy to Charley Hough
28	Jonathan Langdon by proxy to Jerry Johnson
29	Robert Kampmann & Jean Hessler
30	Charley & Kathy Hough
31	Charley & Kathy Hough
32	Dyrk & Miriam Lansdon
35	William G & V Sherine Cooper Murphy by proxy to Charley Hough
49	Robert Heuer by proxy to Matt Berberich
56	Margaret "Peggy" St. Clair
63	Florence Zarro
64	Steve & Linda Lockwood by proxy to Charley Hough
65	Virginia "Ginny" King
66	Rebecca Benjamin & Matthew Berberich
MF4	Lloyd & Lynette Campbell
MF5	Sally Murray by proxy to Charley Hough
MF7	Sylvester Lahren, Jr. & Zelda Kennedy
MF8	Douglas & Gladys Ota by proxy to Christine Ota

A quorum of 30 votes was deemed present.

1. The 2009 Board of Directors was introduced to the homeowners.
President Charley Hough, Vice President Matt Berberich, Treasurer Tom Higgins, Secretary Virginia King and Members at Large, Sylvester Lahren and Zelda Kennedy.

2. Officers were elected for 2010. All previous officers were re-elected. There were no dissenting votes. For 2010 the officers of Lynnesfield Homeowners Association will be President Charley Hough, Vice President Matt Berberich, Treasurer Tom Higgins, Secretary Virginia King and Members at Large Sylvester Lahren and Zelda Kennedy.
3. The minutes for the 2008 Annual Meeting were unanimously approved following a motion to approve by Joan Broughton.
4. Treasurer Tom Higgins presented and passed out to each member of the Homeowner's Association a copy of the Treasurer's Report. This report included a balance sheet, Itemized Categories, the 2009 Budget and a proposed budget for 2010. This 6 page report is available on the web site Lynnesfield.com in the Finance Report section.
5. Tom reviewed the spreadsheets and Charley Hough provided some details on expenses. The HOA insurance has been prepaid for 2010 and 2011 in order to lock into the current rate. Insurance costs have been rising.

There was a discussion on the expense of mowing the lawn in the common areas. Matt Berberich will look into competing bids for this job.

Noah Harrison will investigate the possibility of the HOA earning interest on our reserve funds.

Noah Harrison proposed a summer block party at the HOA's expense. He would like to have food, a large grill and a bouncy castle for the children included in the party. Charley Hough made a motion to have this party with Noah in charge of organizing the party. Matt Berberich seconded the motion and it was approved by the members of the HOA.

Sylvester "Bus" Lahren made a motion to approve the Treasurer's Report and this motion was seconded by Margaret "Peggy" St. Claire.

6. Joe Campbell reported to the members that the Emergency Access Road will be located on Brady property which is located up the hill from Lynnesfield. This road comes out onto 49th Street. Joe also reported that all our streets and utilities have been turned over to the City of Port Townsend. Joe also stated that the big truck and the tree stumps have been removed.
7. Bus Lahren reported that more gravel is needed on the trail behind his residence. Charley Hough will call the town to obtain additional rock to fill in the low spots on this trail.

8. Assessments to homeowners will remain the same as in 2009. Dues are due on June 30 and December 31 of each year. Charley Hough stated that the HOA will start putting liens on property if dues are late. He said this will be done by filing documents with the Auditor's Office in the town. Interest on late payments is 12% per year and the HOA will start enforcing this provision of the CC&Rs. Noah Harrison suggested sending notices to late dues payers. Charley said we will send out a reminder letter after dues at 30 days late. It was agreed that the HOA will do this.
9. Peggy St. Claire inquired about allowing "solid fuel devices" in homes. The CC&Rs forbid this. Charley Hough stated that this rule is a policy of the City of Port Townsend and that variances to this rule should be addressed with the city. Bob Kampmann pointed out that the home next to his on Jackman St. had a pellet stove installed without a permit and that it is in use.
10. Charley Hough reported that trees need to be removed from the trail behind his house. He has consulted with a certified arborist and a report is forthcoming.
11. The question of care in the open space behind the Murphy's house was raised. A detailed discussion followed. Consensus was not reached and it was concluded that we will give this concern more thought.
12. Charley Hough brought up the fact that we need to rebuild the dumpster areas for the multi-family houses. He will consult with DM Disposal on this. One dumpster needs to be moved and 2 recycling areas are needed.
13. Charley Hough also mentioned that there is not enough parking for the multi-family part of Lynnesfield. We may need to carve additional parking out of the Open Area.
14. Matt Berberich reported that he is planting a "rain Garden" in the ditch beside his house on Hill Street. He plans to excavate and add compost to handle street pollutants. He has obtained a permit from the City of Port Townsend for this. Matt says that this project will not cause the pond to dry up.
15. There being no further business, Matt moved that the meeting be adjourned at 7:40 PM.