

Lynnesfield Homeowners Association Meeting Minutes
October 25, 2010

The meeting was called to order at 6:10 PM by President Charley Hough.
Members present were as follows:

<u>Lot No.</u>	<u>Name</u>
1	Joseph J. Campbell by proxy to Charley Hough
4	Tom Higgins
5	Sally Giesler
7	Rick & Laurie Roberts by proxy to Virginia King
8	Connie Hayes by proxy to Katherine Thomas
9	George and Katherine Thomas
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
17	Jerrold Johnson
20	Richard and Kathleen Hockaday by proxy to Charley Hough
21	Marilyn Sandau
22	Patrick Kane
23	Joe and Lynnette Campbell, Declarant
25	Joseph Campbell by proxy to Charley Hough
26	James and Jean Duncan by proxy to Joe Campbell
27	Mystery Bay LLC by proxy to Charley Hough
28	Jonathan Langdon by proxy to Charley Hough
29	Robert Kampmann & Jean Hessler
30	Charley Hough
31	Charley Hough
32	Dyrk Lansdon
33	Joe and Lynnette Campbell, Declarant
34	Joe and Lynnette Campbell
35	William G & Sherine Cooper Murphy by proxy to Charley Hough
36	Joe and Lynnette Campbell, Declarant
37	Joe and Lynnette Campbell, Declarant
38	Joe and Lynnette Campbell, Declarant
39	Joe and Lynnette Campbell, Declarant
40	Kevin Alexander by proxy to Charley Hough
41	Joe and Lynnette Campbell, Declarant
42	Joe and Lynnette Campbell, Declarant
43	Joe and Lynette Campbell, Declarant
44	Richard and Deborah Thomas by proxy by George Thomas
45	Joe and Lynnette Campbell, Declarant
46	Joe and Lynnette Campbell, Declarant
47	Joe and Lynnette Campbell, Declarant
48	Joe and Lynnette Campbell, Declarant

49 Robert Heuer
 50 Joe and Lynnette Campbell, Declarant
 51 Joe and Lynnette Campbell, Declarant
 52 Joe and Lynnette Campbell, Declarant
 53 Joe and Lynnette Campbell, Declarant
 54 Joe and Lynnette Campbell, Declarant
 55 Joe and Lynnette Campbell, Declarant
 56 Margaret "Peggy" St. Clair by proxy to Charley Hough
 57 Joseph J. and Lynnette Campbell
 59 Joe and Lynnette Campbell, Declarant
 60 Craig and Heather Pollock by proxy to Matt Berberich
 61 Cheri Farara by proxy to Charley Hough
 62 Charles Alldrich
 63 Florence Zarro
 64 Steve & Linda Lockwood by proxy to Charley Hough
 65 Virginia "Ginny" King
 66 Matthew Berberich
 MF4 Joe Campbell
 MF5 Sally Murray by proxy to Charley Hough
 MF6 Kathie and Philip Arnold by proxy to Charley Hough
 MF7 Sylvester Lahren, Jr. & Zelda Kennedy
 MF8 Douglas & Gladys Ota by proxy to Christine Ota

A quorum of 41 votes was deemed present.

1. The 2010 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, Jerold Johnson and Kenny Speer
2. Officers were elected for 2011. Matt Berberich is retiring in 2010. April Speer was nominated for Vice President and her nomination was seconded by Bob Kampmann. All other previous officers were re-elected. There were no dissenting votes. For 2011 the officers of Lynnesfield Homeowners Association will be President Charley Hough, Vice President April Speer, Treasurer Tom Higgins, Secretary Virginia King and Members at Large Sylvester Lahren and Zelda Kennedy, Jerry Johnson and Kenny Speer.
3. The minutes for the 2009 Annual Meeting were unanimously approved following a motion to approve by Florence Zarro as seconded by Charley Hough.
4. Treasurer Tom Higgins presented and passed out to members of the Homeowner's Association a copy of the current Treasurer's Report. This report included a Balance Sheet, Lynnesfield Cash Flow for the period

01/01/10 to 10/24/10, LHOA Detail Transaction Report, and a proposed LHOA Budget for 2011. This 7 page report is available on the web site Lynnesfield.com in the Annual Meeting Minutes section.

5. Tom reviewed the spreadsheets and Charley Hough provided some details on expenses and brought to the member's attention that the arborist hired by the LHOA had not yet provided a financial estimate for removal and replacement of designated trees. It was noted that the HOA can sell cords of wood from felled trees. The HOA insurance has been prepaid for 2010 and 2011 in order to lock into the 2009 rate.

Dues payable to the Homeowner's Association will remain the same for 2011. It may be necessary to raise dues for 2012.

Sally Geisler moved to approve the Treasurer's Report and this motion was seconded by Charlie Aldrich.

6. A discussion of whether to impose term limits on the officers and directors of LHOA followed. It was concluded that the elections at each Annual Homeowner's Association meeting will serve as term limits.
7. There was a discussion concerning revising the CC&R's section on lot set backs. Currently the document states that LHOA will conform to the requirements of the City of Port Townsend. However, The city has changed the required set backs from 5 and 5 to 10 and 10. This change would cause inconsistency in the Lynnesfield lots. Therefore, the Lynnesfield CC&R's will be revised to specify lot set backs to 5 feet and 5 feet. A motion was made to the above effect and George Thomas seconded that motion. The motion was carried.
8. In Open Discussion there was a question concerning the garbage enclosures located near the Multi-family units. It was noted that all residents may use the recycling cans but not the garbage cans.
9. Further Open Discussion concerned the Lynnesfield sign that is being blocked by plant growth. Matt Berberich will renovate the native Douglas Aster plants and make the sign viewable.
10. Homeowners agreed to thank Charley Hough for mowing and weed-wacking the field behind and beside the Murphy's home. A discussion followed concerning ongoing upkeep of this area and other open areas. Charley Hough confirmed that it is acceptable to enhance the open spaces with written permission, but not to build a structure on open space.
11. Katherine Thomas suggested that the minutes of the annual meetings be e-mailed to homeowners and put on our web site but not mailed. Charley

Hough confirmed that we have considered doing this. He will provide his e-mail address to Ms. Thomas.

12. Katherine Thomas also issued a complaint about unleashed dogs. Mr. Hough stated that leashing dogs is a city ordinance and that violations should be directed to the police.

13. There being no further business, Bob Kampmann moved that the meeting be adjourned, Dyrk Lansdon seconded this motion and the meeting was adjourned.