

Lynnesfield Homeowners Association Meeting Minutes
October 22, 2012

The meeting was called to order at 6:11 PM by President Charley Hough.
Members present were as follows:

<u>Lot No.</u>	<u>Name</u>
2	Caitlin and Noah Harrison
3	Combs/Kvinsland by proxy to Charley Hough
4	Tom and Virginia Higgins
5	Robert and Sally Giesler by proxy to April Speer
7	Rick & Laurie Roberts by proxy to Virginia King
8	Connie Hayes by proxy to Katherine Thomas to April Speer
9	George and Katherine Thomas by proxy to April Speer
10	Kenneth B. and April Speer
14	Leona Maddock & William Schmitt by proxy to April Speer
15	Stephen and Debra Brochin by proxy to Charley Hough
20	Richard and Kathleen Hockaday by proxy to Charley Hough
21	Marilyn Sandau
22	Patrick and Heidi Kane
25	Joseph Campbell by proxy to Charley Hough
26	James and Jean Duncan by proxy to Charley Hough
27	Mystery Bay LLC by proxy to Charley Hough
28	Jonathan Langdon by proxy to Jerrold Johnson
30	Charley and Kathleen Hough
31	Charley and Kathleen Hough
34	Joe and Lynnette Campbell
35	William G & Sherine Cooper Murphy
40	Kevin Alexander
44	Richard A. and Deborah B. Thomas by proxy to Katherine Thomas to April Speer
49	Robert Heuer by proxy to Charley Hough
52	Mary K. Strand by proxy to Charley Hough
56	Margaret "Peggy" St. Clair by proxy to Charley Hough
57	Joe and Lynnette Campbell
58	Bonita Menzies/Jobeth Capps by proxy to Ginny King
61	Cheri Farara by proxy to Charley Hough
63	Florence Zarro
64	Steve & Linda Lockwood by proxy to Charley Hough
65	Virginia "Ginny" King
66	Matthew Berberich And Rebecca Benjamin by proxy to Charley Hough
MF1	PT Arnold LLC by proxy to Charley Hough
MF3	Gretchen Kaiser by proxy to Charley Hough
MF5	Sally Murray
MF6	PT Arnold LLC by proxy to Charley Hough

MF7 Sylvester Lahren, Jr. & Zelda Kennedy
MF8 Douglas Ota and Gladys Ota by proxy to Chris Ota

A quorum of 40 votes was deemed present.

1. The 2012 Board of Directors was introduced to the homeowners. President Charley Hough, Vice President April Speer, Treasurer Tom Higgins, Secretary Virginia King and Members at Large, Sylvester Lahren and Zelda Kennedy, Kenny Speer and Jerrold Johnson.
2. Officers were elected for 2013. All 2012 officers were re-elected. A motion was made by Noah King to accept the 2012 officers for the year 2013. Kevin Alexander seconded this motion. There were no dissenting votes. For 2013, 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, Kenny Speer and Jerrold Johnson.
3. The minutes for the 2012 Annual Meeting were unanimously approved following a motion to approve by Bill Murphy and seconded by Sylvester Lahren. There were no dissenting votes.
4. Treasurer Tom Higgins presented and passed out to members of the Lynnesfield Homeowner's Association ("LHOA") a copy of the current Treasurer's Report. This report included a Lynnesfield HOA Balance Sheet dated 10/22/2012, Lynnesfield HOA Cash Flow for the period 01/01/12 to 10/22/12, Lynnesfield HOA Transaction Report, and a spreadsheet summarizing expenditures entitled LHOA Budget for 2012 and a proposed LHOA Budget for 2013. This seven page report is available on the web site Lynnesfield.com in the Annual Meeting Minutes Report section.
5. Tom reviewed the highlights of the spreadsheets and Charley Hough provided some details on expenses. Tom pointed out that the amount paid for insurance was for three years' coverage. Sylvester ("Bus") Lahren questioned the lawn mowing expense and thinks the charges are too high. Tom Higgins will report to Bus after the meeting and let him know the exact cost for one mow. It was stated that the mowing service is under contract. Charley added that our mowing service is reliable and does a good job of staying on top of the grass growth. Dyrk Lansdon pays for the mowing of Lot 32. Our mowing service also mows for Jefferson Healthcare Hospital. Kevin Alexander pointed out that there is a large patch of thistle that needs mowing attention.

6. Bill Murphy moved that the Paint Committee and Building Committee be merged into one committee. Bus seconded this motion. Zelda spoke her consent to this suggestion. The merged Paint and Building Committee will be comprised of 6 members. Sherine Murphy will step down from her position and no longer serve on the committee. In 2013, the Paint and Building Committee will be comprised of Charlie Aldrich, Zelda Kennedy, Kevin Alexander, Bill Murphy, Deborah Thomas and Marilyn Sandau.

A majority of committee members should sign off on decisions unless someone removes themselves from the decision making process because of conflict of interest or other compelling reason. If there is a tie vote the Vice-President will vote on the item.

7. President Charley Hough commended Bill and Sherine Murphy on their hard work to remove the invasive asters from the garden around the Lynnesfield sign and repair the irrigation system. Matt Berberich also participated in the reconstruction of this area with the delivery of wood chips. The Murphy's were presented with a gift certificate as a token of our appreciation for their significant efforts to restore this visible area of our neighborhood.
8. Concerning CC&R amendments, there were no suggestions for revisions this year.
9. Charley reported that tree work and removal still needs to be done. The city still has not approved the work. Charley pointed out that this work will be expensive costing in the thousands of dollars. He noted that yellow ribbons are tied around our unhealthy trees. He will dig up some saplings in Quilcene and have them planted. He plans to plant two to three trees for every one that needs to be taken down. New construction generally damages trees and it can take about 10 to 15 years for the trees to show the damage. It was noted that Patrick Wakefield is our certified arborist.
10. Joe Campbell reported that he's working with a realtor. A sign concerning Phase III of Lynnesfield construction will be installed soon. Joe is trying to sell the big loader on Craig's List. If it doesn't sell, County Line may buy and remove the loader. He is also working on moving Nicky's back hoe. The construction shed will most likely be torn down rather than moved. He thanked Bill Murphy on the work around the Lynnesfield sign.
11. Joe stated that he has handled the egress road during the last year. That passageway is now put in. It is 115 feet above sea level and is located at 49th and Hendricks Streets. Bus recommended that we send out a flyer to everyone with a map so people will know where the egress route is in case of an emergency. There was a general concern among homeowners that the city will not unlock the gate to the egress road in a timely manner in case of an emergency.

11A. **Note from Charley,**

I spoke with the City of Port Townsend and they will not give us a key to the road. They will open it when they see the need to.

12. Charley notified the homeowners that George Thomas has undergone a quadruple bypass and is still in the hospital. Also, Mrs. Arnold who owned Multi Family Units #1 and #6 has passed away. Her son, Phil, now owns these units.

13. There being no further business, the meeting was adjourned at 6:59 PM.