

Lynnesfield Homeowners Association Meeting Minutes

October 25, 2016

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

<u>Lot No.</u>	<u>Name</u>
3	Proxy to Charley Hough
4	Tom Higgins
5	Sally Geisler
8	Connie Hayes proxy to George Thomas
9	George and Tassie Thomas
10	April Speer and Ken Speer
15	Proxy to Charley Hough
16	Jerold Johnson
17	Jerold Johnson
18	Proxy to Charley Hough
20	Proxy to Charley Hough
21	Marilyn Sandau
22	Patrick Kane
24	Proxy to Charley Hough
26	Proxy to Charley Hough
27	Proxy to Charley Hough
30	Kathy and Charley Hough
31	Kathy and Charley Hough
32	Dyrk Lansdon
33	Kristen Harlan
34	Joe and Lynne Campbell
35	Michael Turner
36	Cheryl Merrill
37	Bob and Carol Huber
40	Kevin Alexander
44	Dan Meyerson
46	Proxy to Charley Hough
48	Proxy to Charley Hough
49	Proxy to Charley Hough
50	McWhirter
52	Proxy to Charley Hough
53	Katie Flemming
54	Peggy St. Clair
55	Peggy St. Clair
56	Peggy St. Clair
57	Taverenakis - proxy to April Speer

<u>Lot No.</u>	<u>Name</u>
58	Proxy to Virginia King
61	Lindberg
62	Charles Aldrich
63	Florence Zarro
64	Proxy to Charley Hough
65	Virginia "Ginny" King
66	Proxy to Ann King
MF1	Proxy to Charley Hough
MF5	Proxy to Charley Hough
MF6	Proxy to Charley Hough
MF7	Zelda Kennedy

A quorum of 47 votes was deemed present.

1. The 2016 Board of Directors was introduced to the homeowners.

President Charley Hough, Vice President April Speer, Treasurer Tom Higgins and Secretary Ginny King.

2. Nomination for New Board and Committee Members.

Mr. Hough stated that the current Board of Directors resigned their positions by written notice to all homeowners effective the morning after this Lynnesfield Homeowners Annual Meeting. Mr. Hough gave a brief overview of the responsibilities of each officer and reminded everyone that if a Board of Directors does not exist, we are deemed to have broken our contract (the CC&Rs) with the City of Port Townsend, WA. Michael Turner was nominated for President, Sally Geisler for Vice President, Kevin Alexander for Treasurer and Peggy St. Clair for Secretary.

3. Election of New Officers and Committee Members.

A voice vote was conducted by Charley Hough with a unanimous approval and no dissents. Therefore, the following homeowners were elected to serve on the Board of Directors of Lynnesfield Homeowners Association beginning October 26, 2016:

President: Michael Turner
 Vice-President: Sally Geisler
 Treasurer: Kevin Alexander
 Secretary: Peggy St. Clair

Mr. Hough reminded the homeowners that the Treasurer is not required to pay annual homeowner's dues.

Mr. Alexander volunteered to update the Lynnesfield web site and homeowners will pay the \$150 yearly maintenance fee for our web site.

A voice vote was conducted by Mr. Hough. All were in favor and there were no dissents to the election of the above officers.

The next order of business was the election of 5 homeowners to the Building and Paint Committee. Mr. Hough reviewed the responsibilities of this committee, summarized as reviewing building plans for new construction and approving exterior paint selections based on paint color chips. Approvals by this committee require approval by 3 of the 5 committee members. By voice vote, all homeowners approved the election of these 5 volunteers and there were no dissenting votes. The new Building and Paint committee is now comprised of the following homeowners:

Charlie Aldrich
Bob and Carol Huber
Kevin Alexander
Peggy St. Clair
Marilyn Sandau

4. Review of Minutes of the November 2015 Annual Meeting.

Charley Hough stated that the minutes of the 2015 Homeowners Association meeting are posted on the Lynnesfield web site (www.Lynnesfield.com). He asked if there were any comments regarding these minutes. As there were no comments, Dyrk Lansdon moved to approve the minutes as published on the Lynnesfield HOA web site. Kevin Alexander seconded this motion and it was passed.

5. Treasurer's Report.

Tom Higgins, Treasurer, presented the Treasurer's Report. He uses open source (free) software called New Cash. This software runs on Linux and Windows systems.

Mr. Higgins gave a detailed overview of each page of the Treasurer's Report.

Mrs. Thomas suggested that we consider e-mailing the notice of annual dues to reduce postage expenses. Several homeowners mentioned that not every home has a computer and others said they did not want the dues notice sent electronically. In the past, Mr. Higgins has paid for this postage personally. The topic was dropped.

Mr. Higgins and Mr. Hough asked if there were any questions concerning the Treasurer's Report and there were no questions. Ms. Flemming noted that the report was "incredibly clear". The Treasurer's Report was approved.

6. New Business and Open Discussion.

Mr. Hough proposed a new amendment to the CC&Rs regarding enforcement of compliance with this contract.

To be recorded with the Jefferson County Auditor after it's approved by the City of Port Townsend:

Subject: Amendments to the Declaration of Covenants, Conditions and Restriction of
LYNNESFIELD PLANNED UNIT DEVELOPMENT

Resulting from the Homeowner's Association meeting of our Board held on October 25,
2016, it was agreed certain amendments and conditions should be made and recorded.
It is as follows:

Article 5, Section 5 Enforcement. add sentence: No officer of the Association
may incur legal fees on behalf of the Association without written approval of more than 50% of
the Homeowners.

Mr. Hough will take a copy of this amendment to the City of Port Townsend Auditor's
office and record the language. Future homeowners will be provided this amendment as an
attachment to their title. The amendment will also be posted on the Lynnesfield web site after it
is recorded.

There being no comments, Mr. Aldrich moved that this amendment be approved. Mr.
Speer seconded the motion. Homeowners approved the amendment. There were no
dissenting votes or comments.

Mr. Campbell reported that many homes are currently being built in Lynnesfield. He
notes that the development "looks likes it has been here forever" due to landscaping.
Lynnesfield now has 56 voting lots and 8 multifamily units. There are 8 vacant lots remaining.
Of those 8 lots, 3 are privately owned. There are 8 rental homes .

Cheryl Merrill and Katie Flemming spoke about Emergency Management and offered
homeowners a flyer giving basic information about preparedness. Earthquake survival was the
focus of concern. Homeowners were asked to sign a list if they were interested in more
information and forming a group (**not sponsored or sanctioned by the HOA**) to learn about
neighborhood preparedness. Mr. Hough mentioned that there is an emergency egress for
Lynnesfield. However, the road is gated and locked. The City of Port Townsend has the key to
this gate and will not provide a key to any resident of Lynnesfield.

As there was no further business, the meeting was adjourned at 7:25.