

# Lynnesfield Homeowner's Association

## Annual Meeting Minutes

October 29, 2019

- I. Welcome and call to order at 6:05 PM – Michael Turner
  - a. Introductions, sign in and determination of quorum
    - i. A total of 56 proxies were received.
    - ii. Owners of at least 18 lots were present, not everyone signed in and some who were present had sent in proxies.
    - iii. A quorum was met with 65 owners and proxies (90%) after accounting for duplicates. - see attached list
    - iv. Kevin Alexander thanked everyone who returned proxies early as it made it much easier for the board. He also thanked all those in attendance.
- II. Election of Board Members to 1 year terms – Michael Turner
  - a. Michael Turner – president
  - b. Sally Giesler – vice president
  - c. Kevin Alexander – treasurer
  - d. Peggy St Clair – secretary
  - e. No new volunteers
  - f. All members of the Board agreed to serve for another year
  - g. Motion was made to reelect these board members; seconded. The vote was unanimous. Motion passed.
- III. Election of Paint and Architecture Committee to 1 year term – Michael Turner
  - a. Charlie Aldrich
  - b. Kevin Alexander
  - c. Peggy St Clair
  - d. Craig Chambers
  - e. Cheryl Merrill (Inadvertently left off the list but is willing to serve again)
  - f. Hendrik Taatgen and Lane Lindberg volunteered for the committee
  - g. All previous members agreed to serve for another year
  - h. Motion was made to elect/reelect these committee members; seconded. The vote was unanimous. Motion passed
- IV. Approval of November 7, 2018 minutes – Michael Turner
  - a. No corrections or amendments were offered; minutes stand approved as written. A copy is available on the website.  
<http://www.lynnesfield.com/yearlymtgpage.html>

- V. Treasurer's Report – Kevin Alexander
  - a. Expenses and income year-to-date were briefly reviewed, a copy of the year to date report is on the website on the Annual Meetings page, full report for 2019 will be posted on the website on the Finance Reports page in January 2020. A problem was reported where the wrong report was downloading in some cases, Alexander will look into it.
  - b. Our current bank balance is: \$22,292.37
  - c. We're looking pretty good but have some large projects coming up in the future including a number of trees that will need to come down some day and that will be expensive. Having money in the bank reduces the chances of needing a special assessment.
  - d. Our largest annual expense continues to be mowing, followed by the HOA insurance. We added a rider that will cover volunteers working on community property which increased our annual premium by \$300.
- VI. Updating Bylaws – Michael Turner
  - a. The bylaws are very outdated; there is an ongoing process to bring them more up to date, we hope to present them to the members at the 2020 meeting.
- VII. Hiring a Lawyer – Michael Turner/Kevin Alexander
  - a. Discussion on whether the amendment needs revision or is reasonable as it stands
  - b. The current approval process is very cumbersome. We don't expect to need an attorney for anything because most of our regulations follow the City Codes and it would be up to the City to enforce them, ideally anything else could be resolved with discussion as it has in the past. If it did become necessary though it would take a lot of work to get the required approval and would almost certainly take quite a while.
  - c. We would like to simplify this, the intention is not to make it too easy, but we also don't want it to be too hard. The Board is asking people to think about ways to deal with this and make suggestions to the Board. The Board will make a proposal next year for discussion and a possible vote. The primary goal is to make sure that the HOA can't be committed to any legal bills without the approval of the full Board and/or a significant portion of property owners.
- VIII. 2020 Neighborhood Picnic/Yard Sale – Kevin Alexander
  - a. Discussion on success of previous picnics; Bob Huber (one of the original planners) has moved away so someone else will need to help with organizing. A couple of people expressed interest.
  - b. Many voiced support for continuing this tradition, the HOA could pay for some minimal expenses like condiments.

- c. Suggestion was made that the newspaper advertising of the neighborhood Yard Sale could also come out of the budget. Both propositions appeared to be acceptable to everyone, the expense will be minimal, probably under \$100 combined.
  - d. Lane Lindberg suggested a neighborhood "Plant Exchange" in the spring; there would be no cost, just trading or giving away extra/excess plants. There were no objections and she will do some organizing.
- IX. Progress Report from Joe Campbell (Joe not present)
- a. Kevin Alexander reported that lot 38 is the only one still for sale; Joe has 4 houses lined up to build (one of them in progress), plus possible construction on 2 previously sold lots. 2 additional previously sold lots have no plans for construction at this time.
- X. Open Discussion/New Business – Michael Turner
- a. Luci Chambers asked about Neighborhood Emergency Preparedness/Disaster Planning
    - i. A couple of meetings were held in the past but nothing had been formalized
    - ii. Keith Fleming has some information that had been gathered and agreed to help. Cheryl Merrill (not present) had also originally been involved. A couple of people offered to work on this and will share contact information to get started. The HOA would not be directly involved.
  - b. There was a complaint about a yard on Holcomb not being kept up; the owners had already been contacted and the yard mowed
  - c. The empty pond was discussed; this is the 3rd year it has had NO water in it, prior to that it always had some water even at the end of summer;
    - i. The cattails are overgrown and need to be removed, in addition to crowding out everything else they use a lot of water;
    - ii. Mike Hilt offered to cut the cattails if we had someone to haul them away. Some cattails will be left for habitat. It will need to be done before the pond refills.
    - iii. We have used Juan to haul the cut cattails away in the past and will see if he can do it again.
    - iv. Part of the problem is also that the City now requires runoff to be dealt with on the property when there's new construction so that limits the amount of water making it to the pond. Charlie Hough will meet with Michael Turner to explore ways to increase the amount of water coming into the pond.

- d. A comment was made about mail thefts in a nearby neighborhood. Apparently there have been some up on Holcomb in the past too.
  - i. Alexander reminded everyone that the Post Office recommends NOT putting outbound mail in your personal mailbox, take it to a secure box, also do not leave mail in your box overnight, pick it up every day. Have the Post Office hold mail or have a neighbor pick it up if you'll be out of town
  - ii. He said that the outbound slot in the cluster mailbox in the 3900 block of Jackman is relatively secure and anyone is welcome to use it. It would still be best to deposit outbound mail early enough that it is picked up that day.
- e. Be very aware of coyotes when walking small pets; they can be very aggressive.
- f. Reminder: CC&R's (and City Code) require all outside house lights to shine down and not into adjoining areas, including public space.
  - i. for anyone who is replacing or redoing their lights please keep that in mind, there are some nice lights that actually meet the Dark Sky specifications which would be ideal.
  - ii. Alexander offered a suggestion for modifying existing lights and is willing to talk to anyone who wants details.

XI. Meeting adjourned at 6:53 PM