

Lynnesfield Homeowners Association
Annual Meeting Minutes
November 7, 2022

- I. Welcome and call to order at 6:07 PM - Michael Turner
 - A. Introduction, sign in and determination of quorum
 - 1. A total of 51 proxies were received.
 - 2. Owners of at least 26 lots were present, all signed in and some who were present had sent in proxies.
 - 3. A quorum was met with 61 owners and proxies (84.7%) after accounting for duplicates.
- II. Review of the last two years meetings substitution/notification/ballots - Kevin Alexander
 - A. We have not had in-person meetings for the last two years due to COVID, but instead have sent out newsletters.
 - B. These are available online at lynnesfield.com.
- III. Treasurer's Report - Kevin Alexander
 - A. The financial reports for 2020, 2021, and 2022 are all on the website.
 - B. Some of the reports were available tonight: balance sheet and Transactions reports.
 - C. Our current balance is \$31,070.21.
 - D. The transactions reports were by category: mowing, insurance, trail maintenance, and tree removal were the large expenses.
 - E. We anticipate some increase in expenses in the coming years and having money on hand can avoid the need for a large special assessment. There are some trees that may need to be removed and the asphalt trail needs some repair. The trail may be covered under the city; that will be investigated.
- IV. Status of neighborhood - Michael Turner
 - A. Jefferson County Fairgrounds manager, Denny McEnerney, has reported that the restrooms at the fairgrounds and tent camping have been closed until next May.
 - B. The PT Police Department has requested new signage of the rules and regulations for the fairgrounds. This will make it easier for them to enforce the rules.

- C. There are plans to increase security at the Fairgrounds during the summer season.
 - D. More complete information about the fairgrounds can be found on their website: JeffCoFairGrounds.com.
 - E. The neighborhood picnics and yard sales have been great and well attended; we plan to keep those going.
- V. Progress Report - Joe Campbell
- A. Joe started this development in 1988 (?).
 - B. He was going to retire last year but decided to do one more build.
 - C. The enclosed area behind the new mailboxes that now holds building materials will be dismantled.
 - D. Joe reported that the same area could potentially have a duplex built on it if the HOA wanted that; something to think about. No decision was made regarding that.
 - E. The sign showing all the lots will also be coming down.
- VI. Discussion regarding amendment to existing CC&R's concerning requirements for HOA to retain legal counsel. - Michael Turner/Virginia King
- A. There has been much discussion between Michael and Virginia regarding the current process of obtaining legal counsel for the HOA if and when it might be needed. There are NO PENDING issues; just the desire to clarify the process.
 - B. They decided that this needed a committee to establish a process if something should go wrong or there was a difficult issue and further action needed to be taken.
 - C. If you are interested on being on the committee to discuss this please contact Virginia King.
 - D. There will be examples of other HOA's legal processes to look at.
- VII. Nomination and election of Board Officers to one-year terms
- A. Current officers are:
 1. President - Michael Turner - retiring
 2. Vice President - Sally Giesler (not present) - retiring
 3. Treasurer - Kevin Alexander - retiring
 4. Secretary - Peggy St Clair - will continue another year
 - B. Michael reported that State law requires us to have a board for our nonprofit status, and regular meetings (once a year). He read a nice comment from past president, Charlie Hough, from several years ago about being involved and spoke a little on what was involved with being on the Board.

- C. The time commitment is for 1 year (or longer if you'd like). Examples of duties: issues often concerning fencing, trees, dogs, noise, vehicle parking etc.. Helping owners find the answers in our CC&R's or City regulations. Help with planning neighborhood events like the picnic, yard sale, garden tour, etc.
 - D. It was also determined that we should have a second vice president due to the "even" number of board members. (the bylaws will be reviewed for any problems adding another board member). It was mentioned that the original CC&R's from 1996 are NOT able to be changed, they can only be amended, hence the numerous amendments.
 - E. Our Bylaws are badly out of date and inconsistent. Kevin Alexander volunteered to do a first pass at updating them, which would then need some input from others before bringing them to the next meeting for approval.
 - F. Nominations and elections of new board members:
A motion was made, seconded, and voted on for all positions. All votes were unanimous and all motions passed.
 1. President - Bob Drolet
 2. First Vice President - Virginia King
 3. Second Vice President - Bill Jordan
 4. Treasurer - Lucy Chambers
 5. Secretary - Peggy St Clair
- VIII. Nomination and elections of Paint & Architecture Committee members to one-year term
- A. Current committee members: Charlie Aldrich, Lane Lindberg, Kevin Alexander, Peggy St Clair, Craig Chambers, Hendrik Taatgen, and Cheryl Merrill.
 - B. All members will continue on this committee.
- IX. New Business, Open Discussion
- A. There was a reminder that garbage cans need to be brought in off the street after pickup and placed out of sight. If you're going to be gone, make arrangements for someone to move your can. There have been instances of cans blowing over in our recent high winds.
 - B. Victoria O'Donnell discussed Emergency Preparedness for the neighborhood. It was agreed to get this started again. Previously Cheryl Merrill (not present) had been involved and she will be contacted. Several people were interested in getting involved with this.

C. The Fairgrounds will be presenting a Magic of Christmas event December 8th - 13th, and 21st - 24th, 2022. They are in the process of raising funds and have started a GoFundMe. See more at JeffCoFairgrounds.com. From their website, "With a focus on children and the child in all of us, our goal is to make this unique event completely free. Our children are our future; they deserve magic in their lives, and so do you."

X. Meeting adjourned at 7:12 PM

Approved.

P. Stellan, Secretary