

Lushmeadows Association Inc.  
5979 Meadow Lane, Mariposa CA 95338  
Board of Directors meeting  
March 10, 2010  
www.lushmeadows.org

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Call to Order by Larry Wesson at 7:05

Introductions:

Board members present

President	Larry Wesson
Vice President	Ellis Schurman
Secretary/Director	Kathy Mills
Treasurer	Marian Folker
Financial Secretary	Laura Lee
Director	Klete Frazer (excused absence)
Director	Shirley Felix

Additions to and Approval of Agenda: Approved

Approval of Minutes: Approved

**Director Reports:**

President: Larry Wesson  
No report

Vice President: Ellis Schurman  
No Report

Treasurer Report: Marian Folker  
There was a question about itemizing the Ann Rankin Statement,  
Marian will research. See attached Report.

Financial Secretary: Laura Lee  
Received \$62.50 in dues since the last meeting.

Director: Shirley Felix  
Foreclosure properties in Lushmeadows are about all sold, and  
apparently the lender does not have to disclose issues concerning  
the association.

Director: Klete Frazer (excused absence)  
No Report

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**Director Reports continued:**

Director: Kathy Mills  
No Report

**Committee Chair Reports**

Architectural Committee: Skip Skyrud  
No new permits have been issued

Lakes & Grounds: Ellis Schurman  
Replaced mail box post, The Skyrud's donated a light to replace the broken one,

Budget Committee: Marian Folker  
No report

Fire Safety: Dick Hutchinson (absent)  
e-mailed a document talking about the new defensible space grant and it was read.

Newsletter: Laura Lee  
Debra Straub's number was incorrect in the newsletter.

Insurance Liaison: Larry Wesson  
DNO is up for renewal. Larry will look over the documents and give a report next meeting.

Governing Documents: Shirley Felix  
No Report

Social Committee:  
No Report

Welcoming Committee: Vacant

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**Committee Chair Reports: cont.**

Auditing Committee: Vacant  
No Report

Clubhouse reservations: Laura Lee  
Received \$150.00 in Rent. Upcoming rentals:  
March 13 Comstock Reception  
March 17 St. Patrick's Dinner  
March 20 General Membership Meeting  
April 4 Hanibleton Birthday  
April 11 Ramos, Carlos & Evangeline Reception  
May 30 Cox, Gary & Crystal Reception  
June 20 German/American Edelweiss Father's Day at Dawn  
Lake (Kurt Frank)  
Oct. 2 Kevin Bowman Reception  
Oct 15 Mills Reception  
The 4-H will change their meeting nights from Tuesday to Thursday  
@ 7PM

Nominating Committee: Vacant

**Old Business:**

1. An e-mail was read from Ann Rankin.  
All briefs were timely submitted to the Court of Appeal. We are waiting for the Court of Appeal to send out the notice of oral argument. We expect we will get the notice in the next 90 days. The oral argument will be in Fresno. Once the oral argument is over, the Court of Appeal Will decide the appeal and send out its decision.

We have asked for attorneys fees on appeal. If we win the appeal, the Court of Appeal may remand the case to the Superior Court in Mariposa for Judge Cole to determine the amount of attorneys fees due on the appeal

If we win the appeal, we will collect the attorney's fees and costs from the appeal bond.

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**Old Business continued:**

Under the Civil Code, a. A successor owner is not responsible for delinquent assessments owed by the seller. Therefore, the assessments owed up to the date of the sale are the responsibility of the seller and the assessments after the date of sale are the responsibility of the buyer. You could sue the seller in small claims Court for the amount of assessments he or she owed. If you file such a suit before title is transferred, you can record an abstract of judgment in Mariposa County Recorder's office once you obtain a judgment and the abstract of judgment would create a lien on the property; the lien would have to be paid off before title is transferred. It's too late to do this once title is transferred, But, if you sue the seller for the delinquent assessments, even after title is transferred, which you can do, and the seller buys a replacement property and you know where it is, you can record an abstract of judgment in the county where the new property is located and it will still create a lien.

If the bank is the current owner, the bank owes the assessments for the period of time during which the bank was on title. You could sue the bank in Small Claims Court, get a judgment, and record an abstract, this would create a lien and the bank could not transfer title to the new owner without paying off the lien.

2. Talked about the newsletter, no issues.
3. The revised rules and regulations were included in the newsletter

**New Business:**

1. A response is needed for a letter of concern submitted by a member. Kathy Mills will draft a letter and send it.
2. It was suggested that we take some of the old news out of the website.
3. Still need to complete the new key policy.
4. Supervisor Kevin Cann will be attending the general membership meeting on the 20<sup>th</sup>.
5. It was agreed that Carol Fong can advertise in our newsletter in return for her managing our website.

Adjourned at 7:50  
Kathy Mills Secretary