

**Lushmeadows Association, Inc.**  
**General Business Meeting Minutes**  
**July 8, 2023**  
**Zoom Information listed below**

**Call to order:** 10:19am

**Flag Salute:**

**Roll Call – Introductions:**

<b>Board Members</b>					
-	<b>Alicia Finley</b>	<b>President</b>	X	<b>Kelly Henson Faro</b>	<b>Vice President</b>
X	<b>Micaela Gonzalez</b>	<b>Treasurer</b>	-	<b>Kristina Davis</b>	<b>Financial Secretary</b>
X	<b>Linda Conforti</b>	<b>Director</b>	X	<b>Susan Powell</b>	<b>Director</b>
X	<b>Fern Johnson</b>	<b>Director</b>			

**Approval of July 8, 2023 Agenda:** Fern motioned to approve the agenda. Susan seconded. Approved.

**Approval of March 18, 2023 Minutes:** Susan motioned to approve the minutes. Micaela seconded. Approved.

**Director Reports:**

**President, Alicia Finley:** Not present.

**Vice President, Kelly Henson Faro:** Good morning Lushmeadows. I'm Kelly Henson Faro your new Vice President. We are climbing out of our winter destruction. We have now had all electrical fixed at the Clubhouse. We're in the process of fixing the Clubhouse roof. We've done tree mitigation at both lakes. I want to thank those who volunteered and lended their time to help get the grounds ready for summer. Thank you to the community for bearing with us the past 4 months. I'd like to thank Angela Eller, Kristina Davis, and Fern Johnson for their service to our Board. We now need volunteers. We need new people to join the Board. We need volunteers for the following Committee Chairs: Lakes and Grounds, Nominating, Audit, Member Complaints & Recording Secretary. If you'd like to join the Board or serve as a Committee Chair, please talk to any of us here. We could help explain what the job duties are for each position. Again, thank you all for attending the meeting today. We appreciate everybody in our community of Lushmeadows.

**Treasurer, Micaela Gonzalez:** No report.

**Financial Secretary, Kristina Davis:** Not present.

**Director, Linda Conforti:** No report.

**Director, Fern Johnson:** Thanked everyone for the opportunity to serve these past 2 years. This is her final month on the board.

**Director, Susan Powell:** Permit was pulled by Bill DeWitt for the reconstruction on the clubhouse. After the city comes to inspect the Clubhouse on Monday, the roof will get repaired. All of the materials are there. The Board will post on the website when the Clubhouse is ready to be used again.

### **Standing Committee Chair Reports**

**Lakes & Grounds, Vacant:** Kelly will look in the shed for the CalFire YALE locks. Kelly is handling the lake keys & mirror tags. Kelly will look into LMA's current fishing license - we've had one in the past and would like to continue that.

**Budget, Susan Powell:** Nothing to report.

**Architectural Control, Susan Powell:** Fern will post on the website that Airbnb (short term rentals) are not allowed in Lushmeadows.

**Social, Linda Conforti:** Waiting until the Clubhouse is ready to call Sal's back. Yard Sales went well. 4th of July went well. We would like to have an arts and crafts fair. Sierra Cider's Mountain Market has been an exciting option for local artists wanting to sell.

**Governing Documents, Beth Scaffidi:** Not present.

**Nominating, Vacant:**

### **Committee Chair Reports**

**Audit, Vacant:**

**Recording Secretary, Fern Johnson:** Need to find a replacement for August. Someone needs to make a recorded voicemail on the new phone in Clubhouse & designate a Board Member to check it regularly.

**Insurance, Robert Powell:** Not present.

**Reservations, Maddie Patton:** She has the key for the clubhouse & office & is ready to go as soon as the Clubhouse is repaired.

**Fire Safe Council, Armando Rios:** Fire Safe Council has submitted a grant to the state on behalf of Lushmeadows. We will know by end of July if we got the state funding. Right now all burning is suspended. Only way to get rid of brush is by chipping. Go on webpage: [www.mariposafiresafecouncil.org](http://www.mariposafiresafecouncil.org) or call 966-7700 if you need chipping. The County will come in and trim along the road: they received a grant for that. Lushmeadows is on their list. Important information for new homeowners: They can ask CalFire to come and evaluate their property to help them become compliant. Even though CalFire is the enforcement agency, they're effective at working with people. They have made 2 tours recently in Lushmeadows and have already notified a number of homeowners that they need to take care of their defensible space.

**Welcome, Meredy Wells:** Has a list of 5 new homeowners that she needs to contact. Needs welcome packets. Susan can grab the packets from the Clubhouse and get them to Meredy.

Fire Safe Council will provide their smokey bag & welcome packet (“ready, set, go” materials, “Home hardening” program). Barbara Cone will get these to Meredy.

**Newsletter, Fern Johnson:** The summer newsletter will go out at the beginning of August.

**Website, Brian Finley:** Not present.

**Collections, Sandi Stone:** Not present.

**Member Complaints, Vacant:** A private issue was addressed via email. We have tenants in the trailer again at the pond house.

### **Old Business**

- Brushing Grant through Resource Conservation District. Don said that it died at the Mariposa NRCS Office.
- Encroachment on the roads. How do we mitigate this? - County will handle this.
- Short term rentals. Not allowed at LMA. Anything over 30 days is not short term.
- Rewrite of camp host responsibilities. Pending - need Beth’s input. Barbara Cone wants to help Beth with this.

### **New Business:**

- John Patton vote: 45 yes.
- Alicia resigned. Kelly is willing to be moved to President.
- Bernard will get back to us regarding taking on the Lakes & Grounds role.
- Board will look into the cost of contracting Sierra Quest (209-742-1538: Scott/Chad) for weed eating and possibly doing an MOU with them as long as their insurance is current - for single service contracting for annual services.
- Idea: split Lakes & Grounds into 3 sections: Dawn, Mallard, Clubhouse.
- Board will get a big banner for board meetings and one for annual business meetings to attach to the legs of the kiosks with balloons. We need to draw in more of our residents.
- Max Hunter’s Service: at fairgrounds next Saturday at 12-2pm, after 2pm is the reception.

### **Open Forum:**

**Adjournment:** 12:01 pm

### **Zoom Information:**

<https://us06web.zoom.us/j/4711045304?pwd=M1kzOFRVNHM5NnZaSmpuZlhpcmdhdz09>

Meeting ID: 471 104 5304

Passcode: LMABOD

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