

Lushmeadows Association, Inc.
Board of Directors Minutes
August 10, 2022
Zoom Information listed below

Call to order: 7:07pm

Flag Salute:

Roll Call – Introductions:

Board Members					
-	Alicia Finley	President	X	Angela Eller	Vice President
-	Micaela Gonzalez	Treasurer	X	Kristina Davis	Financial Secretary
X	Linda Conforti	Director	-	Susan Powell	Director
X	Fern Johnson	Director			

Approval of July Agenda: Fern motioned, Linda seconded. Approved.

Approval of June Minutes: Lind motioned, Fern seconded. Approved.

Director Reports:

President, Alicia Finley:

Vice President, Angela Eller:

Treasurer, Micaela Gonzalez:

Financial Secretary, Kristina Davis:

Director, Linda Conforti:

Director, Fern Johnson:

Director, Susan Powell:

Standing Committee Chair Reports

Lakes & Grounds, Don Florence: No campers last 30 days. Water level drops. State Water Resource Control Board visit went well. Anticipate state interaction to water rights. Don submitted a written summary of the visit to the Board. Clubhouse swamp coolers repaired - receipts went to treasurer. Two more parts are needed for the 2nd cooler - hopefully will get done next week. Spillway burn to be dealt with this winter - if it's a wet winter. Don will get quotes to deal with potential upcoming issues.

Budget, Susan Powell:

Architectural Control, Vacant:

Social, Linda Conforti: August 26th Sal's Tacos will be here.

Governing Documents, Don Florence: Working on rewrite of published documents after recent vote. We will update website with the new documents. 2022 R&R presented to board for approval.

Nominating, Vacant:

Committee Chair Reports

Audit, Carol Fong:

Recording Secretary, Fern Johnson:

Insurance, Robert Powell:

Reservations, Fern Johnson: We had one event Saturday, August 6th. Everything went smoothly. No new reservations coming up.

Fire Safe Council, Armando Rios:

Welcome, Don Florence:

Newsletter, Angela Eller: Almost complete. Waiting on a couple of write-ups from Armando regarding the fire. Will go out no later than Monday if Armando's write up is done. Angela will make copies for the clubhouse & have them on the table.

Website, Brian Finley: Is being updated.

Collections, Sandi Stone:

Member Complaints, Vacant:

Old Business

- NRCS Grant to clear Mallard Lake - nothing to add at this time.
- Red storage shed replace/repair - Don presented 4 repair/replace options. Board will meet to look inside of the barn. Decision is tabled. Angela motioned to table this decision until all board members can access what's in the barn to get a better idea of the size that we'll need.
- Tree Issue (5944 Pine Top Drive - Travis) - \$1,250/day to bring in S&S for a full day to take care of this issue. Angela made a motion that we hire S&S to remove tree off Pine Top owner's property at \$1,250/day for an 8-hour day of work. Linda seconded. Approved.
- Meadow Lane tree removal by PG&E - Tabled. PG&E is busy right now.
- Seasonal dock at Dawn Lake - Tabled. Don provided 3 bids. Taylor price is best & includes shipping.
- Look over a copy of Pine Mountain Lake Associations CC & R's - Tabled.
- Adding online payment option to our new website - Tabled.
- Audio and video system for Zoom meetings (speakers and a camera) - Tabled.

New Business

- Annual dues increase of 20% to an annual amount of \$150. Don wrote a proposal for increased dues. Next step: Proposal will go into print and will be sent out to membership for the October vote. Angela made a motion that we accept the annual dues increase of \$25 for a total of \$150 effective June 2023. Linda seconded. Approved. The more avenues that are

- made for payment will bring an increase in collection rates. We accept payment plans. Note made to include a return envelope with late notices.
- Reserve Study Update - June 2021. We have a one year to bring in additions. It would be good to have CA Builders come out & redo the reserve study.
 - Drought issues - standing dead trees. Drop & clean up.
 - Discussion with possible adoption of Rules & Regulations 2022 - Only thing that changed were the horses. Fern made a motion to accept the Rules & Regulations 2022 draft with the changes made. Angela seconded. Approved. Printed copies need to be send out to all members.
 - Water quality testing for Clubhouse - Testing through BSK, \$280 for regular panel. 30+ items. This is the mid panel; escrow panel, regular panel, premium panel. Samples need to be taken to the lab (in Fresno) same day. On August 29th, Fern will drive down to Fresno and will drop off the water sample. Fern will coordinate with Don.
 - Replacement of whale lock - Scratch this item for now.

Open Forum:

Adjournment: 8:19pm

Zoom Information:

[https://us06web.zoom.us/j/92314672633?
pwd=MW55MWI1Nk5KcDExWIBxOWkrbTJzdz09](https://us06web.zoom.us/j/92314672633?pwd=MW55MWI1Nk5KcDExWIBxOWkrbTJzdz09)

Meeting ID: 923 1467 2633

Passcode: LMABOD

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