

**Lush Meadows Association, Inc.**  
**Board of Directors Minutes**  
**June 8, 2022**  
**Zoom Information listed below**

**Call to order:** 7:00pm followed by flag salute

**Flag Salute:**

**Roll Call – Introductions:**

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

**Approval of June Agenda:** Linda motion, Susan seconded. Approved

**Approval of May Minutes:** Susan motion, Linda seconded. Approved

**Director Reports:** No Reports

**President, Angela Eller:**  
**Vice President, Alicia Finley:**  
**Treasurer, Susan Powell:**  
**Financial Secretary, Kristina Davis:**  
**Director, Linda Conforti:**  
**Director, Fern Johnson:**  
**Director, Vacant:**

**Standing Committee Chair Reports**

**Lakes & Grounds, Don Florence:** Dawn Lake has new camp host with trailer. He will be there most of the time through the summer. Trailer electrical plugged in. Water level drops rapidly. Next week: Don will get on the Hazardous Algae Bloom (HAB). North side of the lake will have access a new gate. It's been punched in, ground cleared back. Don will hang gate on it. The access will be for beach areas on north side, which are not accessible now because of the deep creek ditch. North access is hidden by willow tree. Won't be seen from trail. Gate will have a whale lock on it. Still need to rebuild 2 tables (wooden) because they were vandalized. One

table has a concrete base. Other was over at picnic beach area. Mallard Lake has had tree work/ slash work done behind 5936 (Robert), 5944 (Travis). Work is finished. Area is cleaned. Work completed yesterday. Horse signs were altered - Don painted over signs that had said "No Horses". Clubhouse roof, gutters cleaned. Weed eating continues around clubhouse. Don found person (Mountain Management) to finish weed eating in front and side of building - cost \$500 for 2 people for 1 day. Club house roof swamp coolers need help. Most moisture filters are gone or withered away. Needs to be replaced ASAP before used. Units need cleaned & painted.

**Budget, Susan Powell:** Budget needs to be approved. Susan emailed it to Angela. In talking to Kristina, "Transfer to Reserve" is under expenses, but isn't an expense; it's just a transfer from our regular account to our reserve account (for bathroom things, tree mitigation). We have a cashflow problem - will need to raise our dues. We need to approve the proposed budget in order to send it to the homeowners for the vote. On July 9, membership votes on the budget. Today is only a board approval. Fern made a motion to approve the proposed budget. Linda seconded. Approved

**Architectural Control, Vacant:**

**Social, Linda Conforti:** On June 15th Bunco, 6:30pm. On June 24th is Sal's Taco & Book Club. Monday 4th of July at Dawn Lake BBQ with fishing derby. Fern will ask Mariposa Pops to sell popsicles again like last year. On June 25th 1-5pm Wildfire Preparedness and Safety Meeting.

**Governing Documents, Don Florence:** Draft for 2 new bylaws are up for approval in new business. Should have docs finalized by June 10th for July membership vote. Last election for LMA. In future, LMA will not hold elections anymore. CA Davis Stirling 2020 Act forbids it. Have to have an outside 3rd party conduct your election.

**Nominating, Vacant:**

**Committee Chair Reports**

**Audit, Carol Fong:**

**Playground, Vacant:**

**Insurance, Robert Powell:**

**Reservations, Vacant:** We have a birthday day party coming up this Saturday, the 11th. July 27th-30th: Large group coming to Dawn Lake (church group) - no reservation for it, but any group over 12 requires board approval. Susan motion to approve the church group at the camp, Linda seconded. Approved

**Fire Safe Council, Armando Rios:**

**Welcome, Don Florence:** We have a whole bunch of new folks that Don's met at the lake. Not getting anything in his emails about them. Susan's going down next week to Records Office for invoices that came back & to find out who new owners are.

**Newsletter, Grant Davis:**

**Website, Brian Finley:** Don suggestion to Board: That website have an area where you have the agenda posted 4 days in advance with the zoom information. Little box on left side under board, so homeowner in San Diego, for example, can click on it and zoom in. (Angela will let Brian know.) Can mention it in current newsletter (needs mentioned to Grant).

**Collections, Sandi Stone:**

**Member Complaints, Vacant:** No new member complaints.

**Old Business**

Looking for quotes for red storage shed. Installed key, lockbox on entrance of clubhouse. No new info from PGNE on trees along meadow - holding us up from doing the fences. Skid steer broke piece of bridge - needs fixed.

Motion to approve Article VII and Appendix A to it: Linda motion, Fern seconded. Approved Don said we should try to get an NRCS grant by November (takes 12-18 months to come back with approval). It's the only way to clear 15 acres of Mallard to deal with the land - trees, slash, CEQA done, etc. Don will write the grant request (\$50-\$60K tag).

**New Business**

**Open Forum:**

**Adjournment:**

**Zoom Information:**

<https://us06web.zoom.us/j/92314672633?pwd=MW55MWI1Nk5KcDExWIBxOWkrbTJzd09>

Meeting ID: 923 1467 2633

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