

Lushmeadows Association, Inc.
Board of Directors Minutes
September 14, 2022
Zoom Information listed below

Call to order: 7:02pm

Flag Salute:

Roll Call – Introductions:

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

Approval of September Agenda: Angela motioned, Susan seconded. Approved.

Approval of August Minutes: Angela motioned with corrections, Linda 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: We had 2 campers at Dawn lake. No campers Labor Day weekend. Water quality deteriorates. HAB tested, still negative. Reimbursement attempts made for 150,000 gallons of water used for Oak Fire. Fire extinguishers serviced at Clubhouse and invoice sent to LMA.

Budget, Susan Powell:

Architectural Control, Susan Powell:

Social, Linda Conforti: Sal's on the 16th, Bunch on the 21st, Book Club on the 27th

Governing Documents, Don Florence: New 2022 R&R mailed out. Still working on CC&R updates for website.

Nominating, Vacant:

Committee Chair Reports

Audit, Carol Fong: Carol will be calling Susan back and doing the audit this month.

Recording Secretary, Fern Johnson:

Insurance, Robert Powell:

Reservations, Fern Johnson:

Fire Safe Council, Armando Rios:

Welcome, Don Florence: Don has noticed new residents. Don has gone to 5 homes for home fire vegetation inspection - where he provides a hybrid of information from the welcome wagon.

Newsletter, Angela Eller: End of summer newsletter went out last week via email to 119 emails that are currently on the newsletter list. The newsletter is also on the website. We are starting to do ads again. The fee is \$50/year for a business card size ad. Angela will put something in next newsletter letting people know about the ads.

Website, Brian Finley: Fern is working on picking a new website design.

Collections, Sandi Stone: Last week, Micaela sent out late fees. Didn't file liens last year, but will this year.

Member Complaints, Vacant: Susan will file a formal written complaint on the Lancasters.

Tabled Items

- NRCS Grant to clear Mallard Lake/Standing dead trees: The grant is for the 15 acres around Mallard Lake. Don got grant deed from county. Proposing \$75K for cleanup. Have \$58K of expenses earmarked. Will probably be closer to \$75K. We are at process 1 of 10. The hope is to have our grant application it out of the USDA office in Merced and to the Mariposa office by Oct. 1st.
- Red storage shed replace/repair: Board has a plan to address this in October over a couple of weekends (Oct. 2nd, 22nd and 23rd).
- Meadow Lane tree removal by PG&E: Don filed a complaint and was told PG&E has discontinued wood pick up, but Don will file for damage to the fence.
- Look over a copy of Pine Mountain Lake Associations CC&R's: Fern will reach out to them.
- Adding online payment option to our new website - Tabled.
- Audio and video system for Zoom meetings (speakers and a camera): On Brian's to-do list.

Old Business

- Water quality testing: BSK results were emailed to Board. Everything ok except iron (Clubhouse level is 4000, normal is 300) and manganese (Clubhouse level is 800, normal is 50). Different ailments for each of these. Solutions are widespread. Don will email solutions. Can retest those 2 items at BSK for \$40.
- Travis tree issue update: S&S Excavating will rent a machine tomorrow out of Bootjack. Will be at Mallard at 8am. Requested a check asap for the \$1,250.

New Business

- Google Voice phone for Board Members instead of personal phone numbers: We have to research the legality because Board members contact info are supposed to be listed on the website.
- Reserve Study Update: Angela's been in communication with Danny. He requested a few things in order to do the update. Susan sent out the latest budget/financials. Danny needs invoices for any reserve work done in the last 12 months in order to move forward with the update. Angela forwarded Don's list of items that needed to be reviewed. Danny can meet via Zoom to discuss Don's items.

Open Forum: Agenda needs to be posted prior to meetings (by Friday night) to meet David Stirling Act requirements. Fern will work with Brian to meet the timeline.

Adjournment: 7:58pm

Zoom Information:

<https://us06web.zoom.us/j/92314672633?pwd=MW55MWI1Nk5KcDExWIBxOWkrbTJzdz09>

Meeting ID: 923 1467 2633

Passcode: LMABOD

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