

Lushmeadows Association, Inc.
General Business Meeting Minutes
October 15, 2022
Zoom Information listed below

Call to order: 10:02am

Flag Salute:

Roll Call – Introductions:

Board Members					
-	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 October 15, 2022 Agenda: Gussy motioned, Ellis seconded. Approved.

Approval of July 9, 2022 Minutes: Mark motioned, Susan seconded. Approved.

Director Reports:

President, Alicia Finley: It is my distinct honor and pleasure to report to you today about the activities, events and accomplishments of Lushmeadows Association during the second quarter of 2022. As always, our members are guided in what we do by the Associations By-laws and as defined in its 1963 Articles of Incorporation to “ Acquire and develop recreational facilities for the pleasure and recreation of its members”. I would like to highlight just some of the ways that our members have sought to exemplify the Associations purpose:

- Events

1. July 9, 2022 Lushmeadows installed new board members and now has a full board of dedicated individuals to further the goals of the association.
2. Throughout the quarter we have hosted several events such as a monthly book club, bunco nights, and taco nights. We welcome anyone who would like to join these events to get to know your neighbors and engage in great conversations!
3. July 22nd we were faced with the Oak Fire. As a community, we came together in support of each other and waited on bated breath for word of safety for our homes, families, and neighbors.

- Accomplishments

1. Continue to maintain the community areas and allow asset growth relative to our revenue and adopted fiscal budget.
 - a. Tree mitigation around Mallard Lake continues as we work with local vendors for the

removal of dead or dying trees.

b. Installed an emergency access lock box for use by first responders

2. We continue to review and evaluate our rules, regulations, and by-laws to ensure we are maintaining a fair and balanced neighborhood.

3. As a governing Board of Directors act in the best interest of all of it's members and community needs.

4. We continue to seek interested individuals to help with the governance of this Association.

5. We continue to collaborate with county organizations that support our interests and values especially as it relates to fire safety and tree mitigation as well as County Code Compliance.

- For the upcoming year our hope is to:

1. Continue to maintain the community areas and allow asset growth relative to our revenue and adopted fiscal budget.

2. As a governing Board of Directors act in the best interest of all of its members and community needs.

3. Continue to seek interested individuals to help with the governance of this Association.

We currently have several openings for Committee Members. Please contact anyone on the board if you are interested in becoming involved by volunteering for a position.

4. Continue to collaborate with county organizations that support our interests and values especially as it relates to fire safety and tree mitigation as well as County Code Compliance.

5. Pursue a grant to further clear 15 acres around Mallard lake.

I would also like to take this opportunity to express our deepest gratitude to Don Florence. After several years of support and valuable work with the Lushmeadows association, Don will be leaving us. We are deeply grateful for all of his support over the years. Don, you will be missed, but please remember, I have your phone number and I'm not afraid to use it!!

Thank you to my fellow Board members Susan Powell, Linda Conforti, Kristina Davis, Angela Eller, Micaela Gonzalez and Fern Johnson for your continued service to the board of directors and the Lushmeadows Community.

Respectfully,

Alicia Finley

LMA BOD President

Vice President, Angela Eller: No report

Treasurer, Micaela Gonzalez: No report

Financial Secretary, Kristina Davis: No report

Director, Linda Conforti: No report

Director, Fern Johnson: No report

Director, Susan Powell: No report

Standing Committee Chair Reports

Lakes & Grounds, Don Florence: Dawn Lake: water level continues to drop. Lost the island back in Sept. There are 8 trees dead. New camp host is doing great. Non-member use diminished. Fence cut twice - both cuts have been replaced. Mens bathroom closed for winter. Dumpster still there. Mallard Lake: trees cut down by PG&E destroyed 200 ft of fence - logs removed, claims rep for Arbor Works will repair it. There are 30 standing dead trees. Clubhouse: Research was sent to the Board on how to fix the water's high manganese and iron levels & hazard signs posted on this. Red Barn: was added to reserve study - research done & given to board.

Budget, Susan Powell: No report

Architectural Control, Susan Powell: No report

Social, Linda Conforti: Christmas Party Dec. 11th (Sunday), Morgan Avery providing music, will have games, raffle. Bunco on 3rd Wednesday - not in Dec. Bookclub also not in Dec. Lushmeadows Lights event Dec 9th: raffle, proceeds go to the Woodland Elementary School. For safety, Amber will have the scope & Highway Patrol here. She will provide lawn signs for the participants. No fee to enter, just by donation, but need to sign up to get on the map. Artisan Pizza & Sal's Taco will be here. Hot chocolate lady there too.

Governing Documents, Don Florence: One item up for membership vote. Changes voted on for by laws/CC&Rs given to board for distribution to membership.

Nominating, Vacant:

Committee Chair Reports

Audit, Carol Fong: Posted on the website & went very well.

Recording Secretary, Fern Johnson: No report

Insurance, Robert Powell: All going well.

Reservations, Fern Johnson: Amber's Lushmeadows Lights reservation.

Fire Safe Council, Armando Rios: No report

Welcome, Don Florence: There are several new members, but Don's having contact issues with them. Maybe sending a blanket letter to everybody in Lushmeadows and to title companies/realtors would help to collect new member information.

Newsletter, Angela Eller: Newsletter's coming out in the next few weeks.

Website, Brian Finley: No report

Collections, Sandi Stone: Haven't started yet. Second letter has gone out to those who are overdue.

Member Complaints, Vacant: Susan has a written complaint requesting debris be removed from the front yard of a house on Meadow Lane. Will follow up with a cease and desist letter.

Old Business

- Increase in dues. We had 22 no's and 48 yes's in favor of new dues increase that will be effective in June 2023.

New Business

- Brushing Grant through Resource Conservation District: Don has submitted this grant application to FSA in Merced. Next step is for the application to be forwarded to NRCS.
- Encroachment on the roads. How do we mitigate this? Mariposa County does not have an easement of access from the centerline of county roads to a designated amount of feet. Public Works is not an avenue. County Board can spray along the road unless a person says 'Don't spray.' Fuel mitigation - there hasn't been a successful case on removal of vegetation. Angela moved that LMA Board (with Armando's help) will contact CalFire Prevention Office in pursuit of mitigating the encroachment on the roads. Susan seconded. Approved.
- Annual review & update of reserve study. Danny is doing a few more minor updates & was supposed to send it to Angela last night. Was changing the fiscal year, made Don's changes, Board will vote on it once we get it & then it will be posted to the website.

Open Forum:

Adjournment: 10:50am

Zoom Information:

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

Meeting ID: 923 1467 2633

Passcode: LMABOD

One tap mobile

+16699006833,,92314672633#,,,*465453# US (San Jose)

+13462487799,,92314672633#,,,*465453# US (Houston)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 923 1467 2633

Passcode: 465453

Find your local number: <https://us06web.zoom.us/j/kcCN9GQgFE>