

**Lushmeadows Association, Inc.**  
**Board of Directors Meeting Minutes**  
**May 10, 2023**

**Call to order:** The meeting was called to order at 7:13 PM by President Alicia Finley, followed by the Salute to the Flag.

**Directors Present:** President Alicia Finley, Vice President Kelly Henson Faro, Financial Secretary Kristina Davis, Director Susan Powell.

**Agenda:** Kelly Henson Faro moved that the Agenda be approved. Motion was seconded by Susan Powell and carried.

**Minutes:** Susan Powell moved that the Minutes of the April 12, 2023, meeting be approved. Motion was seconded by Kelly Henson Faro and carried.

**Director Reports:**

**President, Alicia Finley:** No Report

**Vice President, Kelly Henson Faro:** No Report

**Treasurer, Micaela Gonzalez:** Not Present

**Financial Secretary, Kristina Davis:** Kristina reported that the invoices for the 2023/2024 dues have been prepared and are ready to be mailed out.

**Director, Linda Conforti:** Not Present

**Director, Fern Johnson:** Not Present

**Director, Susan Powell:** No Report

**Standing Committee Chair Reports**

**Lakes & Grounds, Vacant:**

**Budget, Susan Powell:** Susan reported that the proposed budget for 2023/2024 is ready to be mailed out to the members.

**Architectural Control, Susan Powell:** Susan reported that there is one approval pending. She has asked former board member Ellis Schurman for advice on this matter.

**Social, Linda Conforti:** Not present

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

**Nominating, Vacant:**

## **Committee Chair Reports**

**Audit, Vacant:** No report.

**Recording Secretary, Fern Johnson:** Not present.

**Insurance, Robert Powell:** No report.

**Reservations, Fern Johnson:** Not present.

**Fire Safe Council, Armando Rios:** Not present.

**Welcome, Meredy Wells:** Not present.

**Newsletter, Fern Johnson:** Not present.

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

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

**Member Complaints, Vacant:**

## **Spring Action Items**

- Red storage shed replace/repair. Keep tabled. Need to replace the “no trespassing” sign for safety issues.

## **Action/Tabled Items**

- Audio and video system for Zoom meetings (speakers and a camera). Tabled until Clubhouse roof is fixed.
- Possible craft fair. Tabled until Clubhouse roof is fixed.
- Fundraising event. Tabled until Clubhouse roof is fixed.
- Repair Clubhouse roof. The insurance company is currently reviewing the engineering. Susan has also requested that an adjustment be made to our PG&E invoice since the power has been off since the damage occurred.

## **Old Business**

- Review camp host responsibilities. The Board is waiting to receive an updated document from the Governing Documents committee for review.
- Alicia & Micaela need to become authorized signers at the bank. This is still pending. Per the bank personnel, all signers will need to go to the bank on the same day, so a time will need to be scheduled to do this. The bank will also need a listing of all current officers, which will likely change after the next election, so we will wait until then to proceed.
- Linda’s suggestion: giving a stipend (a percentage off of your association dues) to Board Members as a way to get more people interested in serving on the Board.
- Zoom account is under Angela: Need to set up a new account charged to the new debit card for use at next meeting. Fern has set up a new zoom account that is being charged monthly to the debit card. This will be used for all meetings going forward.

## **New Business**

**Open Forum:**

Kristina reported that the same member that is requesting the Architectural Review above has also requested an Estoppel Letter to be submitted to their lender. Kristina will provide this but inquired whether there should be a fee charged for this service per our Bylaws Article X, Section 1.A. Following a brief discussion on this matter it was decided that no fee would be charged in this instance. However, the Board may want to take another look at how this will be handled in the new fiscal year. This discussion was tabled until the next board meeting and will be added to the agenda for June.

There was also discussion regarding the upcoming Annual Business Meeting in July. Follow-up is needed to confirm the candidates to be listed on the ballot. Kelly will also inquire about possibly reserving the Firehouse to use for the meeting.

**Adjournment:** The meeting was adjourned at 7:50 PM. The next Board Meeting is scheduled for June 14, 2023, at 7:00 PM.

Respectfully submitted by Kristina Davis