

Lushmeadows Association, Inc.
Board of Directors Minutes
November 9, 2022
Zoom Information listed below

Call to order: 7:01pm

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 November Agenda: Angela motioned. Susan seconded. Approved.

Approval of October Minutes: Linda motioned. Susan 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, Vacant: Mallard Lake fence on Meadow Lane has not been repaired yet. Don got in touch with Arbor Works & hopes to hear back from them tomorrow. Trash dumpster is being moved from Dawn Lake to the Clubhouse for upcoming events.

Budget, Susan Powell:

Architectural Control, Susan Powell:

Social, Linda Conforti: Christmas Party Dec 11. This Friday is Sal’s. Dec 9th is Christmas Lights. Bunco is on Nov 16th. No Bunco for Dec.

Governing Documents, Vacant: Just mailed out new CC&Rs and R&R.

Nominating, Vacant:

Committee Chair Reports

Audit, Carol Fong:

Recording Secretary, Fern Johnson: Created flyers to be posted on NextDoor & FB.

Insurance, Robert Powell:

Reservations, Fern Johnson: Received Amber's reservation form for the Christmas event.

Fire Safe Council, Armando Rios:

Welcome, Vacant:

Newsletter, Angela Eller: The Fall newsletter went out in Nov and the Winter newsletter will go out Jan or Feb.

Website, Brian Finley:

Collections, Sandi Stone: Kristina sent one late payment notice.

Member Complaints, Vacant: One complaint for Meadow Lane regarding trash disposal. Another complaint for a trailer that someone might be living in & some abandoned vehicles in a cul-da-sac on Half Dome (on county roads) - Angela will fill out a request for investigation with the county code department. Linda asked about the abandoned truck on Clouds Rest - white pick-up truck that's been sitting there for a month - on a property.

Old Business / Tabled Items

- NRCS Grant to clear Mallard Lake/Standing dead trees. Don ran into an issue because of the EIN number for Lushmeadows. Angela gave it to him.
- Red storage shed replace/repair. Tabled until spring - still working on it.
- Meadow Lane tree removal by PG&E. Remove - looks like they're done.
- Audio and video system for Zoom meetings (speakers and a camera). Tabled.
- Reserve Study Update. Done. Angela will email it to the Board. The original reserve study from last year had us running out of funds in 2040. The new one (based on our expenditures & additional items) has us running out of funds in 2029. There is a recommendation on the new reserve study to increase our contribution even more than on the old reserve study. Old one had 10% annual increase, now it's asking for a 15% increase from 2024-2025. The new one is also asking for an increase in the annual reserve contribution. Fire House (Red Barn) was added, but listed as unfunded. Allocation for tree mitigation changed. Water heater life changed as well. Roof dates changed. Dredging Dawn Lake needs to be added still when we know a cost.
- Clubhouse water quality solutions. The new water filter has been order & arrived & will be installed when scheduled. Need to contact Fred to see when we can get that done.

New Business

- Vote for new website switch to SquareSpace. Annual cost is: \$248.40 (plus sales tax) for the first year and then \$276 (plus sales tax) for following years. SquareSpace charges a 3% transaction fee, which ends up being \$4.50 added to the new \$150 annual member dues. Request to switch to a more user-friendly website platform. Goal for a new site by the

beginning of the year. Tabled. Fern will follow up with Brian and get his input before we put it to a vote.

- Fern will archive Don's documents on Google Drive under the Lushmeadows gmail account.

Open Forum:

Adjournment: 7:41pm

Zoom Information:

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

Meeting ID: 923 1467 2633

Passcode: LMABOD

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