

**Lushmeadows Association, Inc.**  
**Board Meeting Minutes**  
**January 10, 2024**  
**Zoom Information listed below**

**Call to order: 7:00 Kelly**  
**Flag Salute: 7:01**  
**Roll Call – Introductions:**

Board Members					
X	Kelly Henson Faro	President		(Vacant)	Vice President
X	Micaela Gonzalez	Treasurer	X	John Patton	Financial Secretary
X	Linda Conforti	Director	X	Susan Powell	Director
	(Vacant)	Director			

**Approval of January 10 Agenda: Linda motions, Susan 2nds**  
**Approval of December 13 minutes: John motions, Susan 2nds**

**Director Reports:**

**President, Kelly Henson Faro:** State water resource and control board water use information for Dawn and Mallard Lake complete. Lake cleanup signs complete. Sent Cease and Desist letter to unauthorized AirBnB –Awaiting response in 2 weeks. Completed Phase 2 for Fuel Mitigation in Lushmeadows.

**Vice President, (vacant):**

**Treasurer, Micaela Gonzalez:**

**Financial Secretary, John Patton:** No report

**Director, Linda Conforti:** Christmas party turned out really nice, wanted to appreciate everyone, Susan, Bernard. Was a lot of fun

**Director, Susan Powell:** Financials have been sent out and posted. No other report

**Director, (vacant):**

**Standing Committee Chair Reports**

**Lakes & Grounds: Bernard Brown:** Have done a lot. Burned all the piles at Dawn lake. Looking at making benches, to be donated by Lushmeadows homeowner. Lots of slabs and building material to be donated by homeowners. Lots of work done at Mallard Lake.

**Budget, Susan Powell:** No report

**Architectural Control, Susan Powell:**

**Social, Linda Conforti:** Bunco this month, no Sals taco truck

**Governing Documents, Beth Scaffidi:**

**Nominating, Vacant:**

### **Committee Chair Reports**

**Audit, Vacant:**

**Recording Secretary, (vacant):**

**Insurance, Robert Powell:** No report. As of 1/10/24, Robert Powell will be stepping down. Lynda Brown will be appointed to the Insurance Committee Chair.

**Reservations, Maddie Patton:**

**Fire Safe Council, Armando Rios:**

**Welcome, Vacant**

**Newsletter, Fern Johnson:**

**Website, Brian Finley:** Have been getting very little response from updating the website.

**Collections, Sandi Stone:**

**Member Complaints, Vacant:**

### **Action/Tabled Items**

- Audio and video system for Zoom meetings (speakers and a camera).
- Kelly, Micaela & John need to become authorized signers at to the bank.
  - Kelly and John have signed to become authorized signers at the bank.
  - Micaela and Linda will complete soon
- Lushmeadows Lights discussion to be added to March General meeting.

### **Old Business**

- Quote for a new TV – ~\$400. Board votes 5 Ayes 0 Nays 0 abstain to purchase a new tv contingent upon review of budget and no negative financial impacts are found for the purchase of TV at listed price point
- Bush Hog rental 225.00 – Board votes 5 Ayes 0 Nays 0 abstain to rent a Bush Hog contingent upon review of budget and no negative financial impacts are found for the rental of Bush Hog for maintenance of lakes and grounds at listed price point

### **New Business**

Linda would like to nominate Bernard Brown for HOA Board Director

5 Ayes

0 Nays

0 Abstain

### **Open Forum:**

Susan to put in resignation at the end of the month.

Need to clean the office, Kelly, Lynda, Linda and Susan to coordinate cleanup.  
Lynda - Re: horses, conflicting info about them in bylaws and postings at the lakes. Bulletin board at lakes say no horses, but bylaws states "horses allowed in designated areas". Currently nothing is designated for horse areas at the lakes. Linda C – Horses not allowed at Dawn Lake, but potentially at Mallard Lake in designated areas. Kelly to research rules, bring back plan of action to address usage of horses.

HOA vs Lushmeadows Association Inc - Use Lushmeadows Association Inc.

Updates needed to the calendar and uploads to the website. Kelly looking into options for new support volunteers and updated systems for reservations and calendar usage.

**Adjournment: 7:45**

**Zoom Information:**

<https://us06web.zoom.us/j/4711045304?pwd=M1kzOFRVNHM5NnZaSmpuZlhpcmdhdz09>

Meeting ID: 471 104 5304

Passcode: LMABOD

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