

**Lushmeadows Association, Inc.  
 General Business Meeting Minutes  
 Saturday March 16 2024  
 Zoom Information listed below**

**Call to order: 10:13a**

**Flag Salute: 10:15a**

**Roll Call – Introductions: Kelly, Linda, Bernard, John**

Board Members					
X	<b>Kelly Henson Faro</b>	<b>President</b>		<b>(Vacant)</b>	<b>Vice President</b>
	<b>Micaela Gonzalez</b>	<b>Treasurer</b>	X	<b>John Patton</b>	<b>Financial Secretary</b>
X	<b>Linda Conforti</b>	<b>Director</b>		<b>(vacant)</b>	<b>Director</b>
X	<b>Bernard Brown</b>	<b>Director</b>			

**Approval of March 16, 2024 Agenda: motioned by John, 2nd by Bernard**

**Approval of October 21,2023 Minutes: motion by John, 2nd by Linda**

**Director Reports:**

**President, Kelly Henson Faro:**

As we say goodbye to 2023 I would like to say thank you to our wonderful neighbors in Lushmeadows. We have an extraordinary neighborhood and the individuals that live in it. We continue to have some residents move out and new homeowners move in. I would like to think we are a welcoming community.

In 2023 Lushmeadows worked very hard to lower our fire fuel sources. Our volunteer team was instrumental in forming massive burn piles at both Mallard and Dawn Lakes. We entered 2024 with controlled burning at both lakes. More piles have been formed and more burning has been happening. Again thanks to our volunteers. What an accomplishment to see so much progress in lowering our fire hazards. Thank you everyone who has participated.

We are currently working on getting Dawn Lake playground ready for summer by replacing damaged swings, and adding mulch. Campsites are currently being spruced up, and the camp host area is being renovated. We are actively seeking a camp host for May 1 to October 30. I can't wait to see families using our lakes and grounds.

Our clubhouse is looking good, it's been receiving some much needed attention. It is available for rent at a reasonable fee to members and non members. We host a men's coffee and women's coffee and have just added a chair yoga class. Thank you to the women's coffee group for your serious reorganization of our community library. Monthly bunco and book club is still available to join.

As an association we continue to need support from our Lushmeadows community. Our board of directors and our committees are currently understaffed. We have many opportunities for homeowners wanting to be a part of our decisions and events. We welcome any homeowner in good standings to come out and join our Association.

**Vice President, (vacant):**

**Treasurer, Micaela Gonzalez:**

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

**Director, Linda Conforti:** No report

**Director, Bernard Brown:** Would like to thank wonderful volunteers for all the hard work and giving back to the place you live. We've lost a lot of trees. Next week we will be down at Dawn Lake every day to prepare for camp host and horseshoe pit. Saturday March 23 9a-2p is the big day. Will be keeping an eye on the weather and will post updates to Nextdoor. Recommendations to post in other locations as well, such as the bulletin board. Kelly has banners that can be put up by the gates

**Director, (vacant):**

### **Standing Committee Chair Reports**

**Lakes & Grounds: Bernard Brown** – PGE will be coming out to remove trees near power lines. Limbs will be taken, but large wood will be left. For wood removed at lakes, it will be bucked up and split to be sold to campers at Dawn Lake.

**Budget, (vacant):**

**Architectural Control, (vacant):**

**Social, Linda Conforti:**

- St Patricks Day - Social hour at 4, dinner at 5
- Yard Sale April 5-6,
- July 4 will be on a Thursday
- Every 3rd Wednesday is Bunco
- Will try to get every 4th Wednesday for the book club, starting April

**Governing Documents, Beth Scaffidi:**

**Nominating, Vacant:**

### **Committee Chair Reports**

**Audit, Vacant:**

**Recording Secretary, (vacant):**

**Insurance, Lynda Brown:** Been working with Maddie to revise insurance documents, will get together to ensure that all steps are taken to

**Reservations, Maddie Patton:**

**Fire Safe Council, Armando Rios:**

**Welcome, (vacant):**

**Newsletter, Fern Johnson:**

**Website, Brian Finley:** John Patton will be working to update the website. Will add a disclaimer that the website is in the process of being updated.

**Collections, Sandi Stone:**

**Member Complaints, Vacant:**

### **Action/Tabled Items**

- Audio and video system for Zoom meetings (speakers and a camera). - New TV and speaker system purchased for clubhouse

### **Old Business**

- **Tip Top Renovations** came in to inspect electrical in the clubhouse. \$655 estimate to fix all electrical in the clubhouse

### **New Business:**

- Mulch in the playground - very little mulch under swingset and around playground. Will need tumbled mulch instead of wood chips. First 5 might be able to pay for it or provide resources. Kelly to check in with First 5.
  - History - about 15 years ago, the equipment was purchased with use of tobacco tax funds – First 5 bought the equipment and might have some stake in replacement of mulch
  - Requested no rubber mulch
- Pets in clubhouse – There have been issues with animals urinating and
  - Motion by Lynda Brown to ban animals, with the condition that service animals are allowed. To go into effect April. 2nd by Rusty Avery.
  - **Motion passes unanimously**
  - Need signage on doors, post it on website, add it to newsletter
- Bulletin Boards - Kiosks need to be more presentable, Kelly is looking into ways to make it more visible and engaging. Use of white boards or cork boards with large postings visible by drivers.

### **Open Forum:**

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**Adjournment:** 10:51p

### **Zoom Information:**

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

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