

**Folsom Lake Estates Homeowners Association**  
**Board Meeting – August 13, 2019, 7pm**  
**Raley’s Event Center, Granite Bay**

**IN ATTENDANCE**

- **Board Members:** Susie Barr, Jennifer Makol, Sharon Russo, Chris Vadnais
- **Unit 2:** Susan Moss, Amir Jafarinejad, Kris Johnson
- **Unit 1:**

**OPEN FORUM/HOMEOWNER COMMENTS:**

- **Internet Services:** A new FLEHA member inquired about high-speed internet service in the neighborhood. Secretary Chris Vadnais explained that we don’t have fiber optic cable underground, and that our sole provider, Consolidated Communications, is unwilling to invest in the necessary infrastructure to upgrade us to 5G, despite multiple inquiries by the Board and residents. The member is interested in pursuing the issue and will be connected with another neighbor who has been attempting to further our cause with Consolidated.
- **Luminaries:** A member proposed charging the cost of luminaries to annual HOA membership dues, rather than collecting the payments door-to-door in November/December every year, due to concerns over lack of volunteer keyworkers. Several Board members explained that such a system has already been considered at previous meetings and was dismissed as problematic. According to Board members, Joe Blair, the luminary captain, has indicated that the current luminary supply system works and that there are sufficient volunteers to keep it running. As such, the decision was made to leave the system unchanged for now. On a related subject, a discussion ensued over how to organize the workers who set up/dismantle luminaries, now that we no longer have a volunteer to administer that task. It was decided that in the next newsletter we will advertise for available workers and then distribute the resulting list along with the luminary supply order forms, so that neighbors can make their own arrangements. We will also suggest buddying with a neighbor, as an alternative to hiring a worker.

**REVIEW OF APPROVED JUNE MINUTES:** No changes.

**TREASURER’S REPORT:** The current balance stands at approximately \$155,000, which is approximately \$14,500 more than the same time last year. Year-to-date expenses were approximately \$31,000, leaving accounts in good standing.

- **Reserve and General Funds:** In the course of conducting the HOA’s Reserve Study, Mike McDermott at Browning Reserve Group advised Treasurer Rich Wise that FLEHA should establish a separate reserve fund bank account, as opposed to commingling reserve funds with our operations bank account, due to the tax implication. The Treasurer feels that FLEHA’s tax advisor should have so advised the Board previously. A motion was passed to use the new CD account as our reserve fund. Going forward, if the cost of an item should be covered by reserve funds, the HOA will pay it from the operations account and then reimburse the operations account with funds from the reserve account. The Board will need to decide how much money to keep in the reserve fund, which is currently at 180% of the requirement (normally we put in \$10k per year). The cost for this year’s reserve study is \$250; next year’s study will require a physical inspection, which will increase the price.

**COMMITTEE REPORTS:** N/A

**OLD BUSINESS**

- **Reserve Study:** See “Treasurer’s Report.”
- **Bylaws:** FLEHA’s attorney confirmed that we are not required to file a signed copy with Placer County but advised that we post it on the HOA website. Further discussion deferred to Executive Session.

- **Nuisance Letter / Addendum to CC&R:** Discussion deferred to Executive Session.
- **Park Update:** The tree near the soccer field was removed at a cost of \$300. San Juan Water reported high water consumption (April, May, and June), despite cutting back usage in June. Folsom Lake Landscape found no problems with the meter but repaired a pipe break from a tree root. They suspect there may be an additional leak, because the one they repaired was not active at the last irrigation check two weeks ago. Folsom Lake Landscape will contact San Juan Water to investigate and we will continue to watch the bills to ensure that the problem is fixed.
- **Fire Hazard/Dead Trees:** Vice President Susie Barr shared that her homeowner's insurance company informed them that to keep their policy they would be required to do fire mitigation at their house, which would necessitate removing many trees and bushes. This supports the Board's general concern about fire risk in the neighborhood. Further discussion deferred to Executive Session. See also related discussion below in "Fire Safety Letters."
- **Website / Mass Email:** A MailChimp email account has been successfully established to handle all FLEHA email blasts, at no cost to the HOA.

### **NEW BUSINESS**

- **Keller Williams Folsom Lake Estates:** President Jennifer Makol was contacted by a member who reported seeing a realtor's sign advertising "Keller Williams Folsom Lake Estates." Ms. Makol has not yet seen the sign but will investigate further. If the issue is confirmed she will formally notify the realtor that s/he does not have rights to use our neighborhood's name or represent that s/he's a FLE representative.
- **Lost Newsletter Refund Check:** Treasurer Rich Wise confirmed that the check cleared the bank in May.
- **Fire Safety Letters:** Admin identified 4 FLE properties that required fire hazard notification and sent letters to the owners. All but one has responded; the rest are rectifying the issues. Admin will follow up with the final property owner. The correct current County representative was finally tracked down on 7/23, and he promised action within a couple of weeks on the County-owned portion of the land.

**The meeting was adjourned at 8:00pm, 4/0/0.**

*Executive Session to immediately follow.*