

Folsom Lake Estates Homeowners Association
Board Meeting – September 10, 2019, 7pm
Raley’s Event Center, Granite Bay

IN ATTENDANCE

- **Board Members:** Susie Barr, Jennifer Makol, Sharon Russo, Chris Vadnais, Rich Wise
- **Unit 2:** Susan Moss, Judy Masters
- **Unit 1:**

OPEN FORUM/HOMEOWNER COMMENTS:

REVIEW OF APPROVED AUGUST GENERAL MEETING MINUTES: No changes.

REVIEW OF APPROVED AUGUST EXECUTIVE SESSION MINUTES: No changes.

TREASURER’S REPORT: The current balance stands at approximately \$152,000 which is approximately \$17,000 more than the same time last year. Year-to-date expenses were approximately \$34,000, leaving accounts in good standing

COMMITTEE REPORTS: N/A

OLD BUSINESS

- **Reserve Study + Reserve and General Funds:** The requested financial information was forwarded to Browning, and the company was informed that the HOA will be keeping \$90,000 in the Reserve Fund.
- **Bylaws:** Signature page is posted on the website.
- **Park Update:**

Folsom Landscape met with San Juan Water at the park. They found no leaks at the meter or in the irrigation pipes. SJ Water is watching to see if the leak repaired a few weeks ago will solve the higher water use and they will return for a follow-up check in a few weeks. If the water use is still unusually high, they may replace the water meter. If that doesn’t solve the problem, the Board suggested that the pipe between the meter and the valves may need to be excavated to determine the leak.

A motion was passed to spend a maximum of \$7,000 to purchase and install high-quality basketball backboards and hoops. Admin will inquire if the tennis court contractor will honor their previous quote for installation and also investigate if the bubble on the tennis court is covered under our warranty.
- **Neighborhood Internet and Survey:** A resident posted a survey on NextDoor to assess neighborhood dissatisfaction with our internet service and willingness to pay more and/or get involved with petitioning Consolidated Communications to provide better service and options. The Board agreed to allow the survey link to be distributed to our HOA mailing list along with the suggestion that interested residents form an HOA Exploratory Committee. Secretary Vadnais mentioned that a neighborhood mesh wifi setup, which Wave established in some Rocklin parks, would be cheaper than ripping up our streets to install underground cable, and might be a feasible option for the neighborhood. Under that scenario the HOA could potentially pay the provider (Consolidated or Wave?) directly, and then that cost would be passed on to residents through higher HOA dues.
- **Keller Williams Folsom Lake Estates:** President Makol located the “Keller Williams Folsom Lake Estates” business sign inside of a realtor’s office on Folsom-Auburn Boulevard in Pinebrook shopping center. The realtor applied for a business license with that name and is not amenable to removing the sign. She claims that her business name is intended to indicate that she sells estates in Folsom Lake, as opposed to representing/being affiliated with our neighborhood. President Makol is concerned that any perceived support or endorsement by the HOA of the realty company could present a risk. There was a similar case in Sacramento regarding the use of the name “Sacramento Journal” by the Wall Street Journal, and the local complainant prevailed in court. The Board agreed that FLEHA should publish a Public Notice containing a

disclaimer of liability statement in the FLEHA newsletter as well as in a local newspaper and/or magazine. Admin and President Makol will follow up.

NEW BUSINESS

- **Location of Pool Equipment of Property:** A neighbor inquired if the dwelling setbacks also apply to the location of pool equipment. The Board confirmed that they do, due to noise issues, and mentioned that movement of that equipment might need to be permitted by the County.
- **Possible October Neighborhood Party:** The Board would like to hold an "Octoberfest" at the park, with a BBQ and resident-owned classic cars exhibition. Admin will inquire if Margie Smith is available/willing to organize the event.

The meeting was adjourned at 8:12pm, 5/0/0.

Executive Session followed.