

Folsom Lake Estates Homeowners Association
February 9 2021, 6:30pm
6485 Oak Hill Drive, Granite Bay

IN ATTENDANCE

- **Board Members:** Susie Barr, Jennifer Makol, Sharon Russo, & Chris Vadnais
- **Unit 2:** Susan Moss, Michael Skorstad
- **Unit 1:**

OPEN FORUM/HOMEOWNER COMMENTS: N/A

REVIEW OF APPROVED JANUARY 2021 GENERAL MEETING MINUTES: No changes.

TREASURER'S REPORT: The current balance stands at approximately \$138,000, which is approximately \$37,000 less than the same time last year (due to the timing of the deposit of HOA dues in January 2020 vs January 2021). Expenses incurred since the previous budget report were approximately \$4,500, leaving accounts in good standing.

COMMITTEE REPORTS:

- **Architectural Review:** 1. Formal plans for a room addition that were previously submitted by a resident and approved by the ARC were also approved by the Board. 2. A homeowner requested approval for architectural changes without providing formal plans; the Board did not approve the request; details in Executive Session.

OLD BUSINESS

- **Park Update:**
 - Bare/Open Area: No updates.
- **High-Speed Internet Update:** Wave was surveying in FLE the past 2-3 weeks. They are synthesizing their data, and will provide a report in the next few weeks. T-Mobile continues to be a good option, and are in the process of converting their 4G towers to 5G. It appears that a mesh system is required to get the best reception throughout the home for the higher speeds. Nothing new to report on Starlink.

NEW BUSINESS

- **Survey:** Secretary Vadnais provided the 2016 survey questions and results for the Board's review. The Board discussed some ideas for the 2021 survey, such as retaining the demographics questions, adding others on park and internet improvements, volunteering with FLEHA, and new HOA dues payment methods. Vadnais will draft a survey for finalization at the next Board meeting.
- **HOA Dues:** To date, 24 Unit 1 residents have paid dues (compared to a total of 25 last year); a second notice will go out this week. There are 9 unpaid Unit 2 dues; reminders were sent by email on 2/3 (received 1 response/late payment from that mailing) and by mail on 2/8. The delinquent Unit 2 residents now owe a \$25 (10%) late fee in addition to their \$250 annual HOA dues, for a total of \$275. If their \$275 payments are not received by the next Board meeting (3/9), certified letters will be sent explaining the lien process that will be initiated if payment is not received by 5/1, and which will result in an additional \$300 penalty plus any fees associated with filing the lien. The Board will attempt to personally contact the 9 residents and secure their payments before the March 9 Board meeting deadline.

The meeting was adjourned at 7:40 pm, 4/0/0

Executive Session immediately followed.