

Folsom Lake Estates Homeowners Association

June 8, 2021, 7:00pm
6485 Oak Hill Drive, Granite Bay

IN ATTENDANCE

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

OPEN FORUM/HOMEOWNER COMMENTS: N/A

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

TREASURER'S REPORT: The current balance stands at approximately \$177,000, including \$104,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$10,000 more than the same time last year. Expenses incurred since the previous budget report (3/31/21) were approximately \$14,000, leaving accounts in good standing.

COMMITTEE REPORTS:

- **Architectural Review:**
 - Plans to Approve: Plans for new construction on 9438 Skye Court approved by ARC and Board.
 - Question to Address: A homeowner inquired whether full plans must be submitted to the ARC before installing a pergola with electrical power. Since Placer County requires plans and permitting for installation of electrical wiring, the Board recommends that the homeowner permit the structure and then the Board will approve the plans.

OLD BUSINESS

- **Park Update:**
 - Parking Area: The cost for adding road grade rock is \$700. Folsom Landscape Maintenance can complete the job within the next few weeks. The Board approved this project in May.
- **High-Speed Internet Update:** Per Bart Zitnitsky, there is nothing new to report.
- **Survey:** Secretary Vadnais provided a revised version for Board review.
- **Tree & fine policy:** President Makol presented a revised version for final Board review.
- **Fire Safety**
 - Letters to Owners of Vacant Lots: Mailed on May 10 and the work must be completed by June 10. Three out of four completed as of today; checking on the fourth.
 - Fire Clearing on County-owned 1-acre Vacant Lot (in FLE on Barton Road near Oak Hill): Will be addressed by Placer County soon, based on staff availability and budget.
 - Fallen Tree & Misc. Fire Clearing on FLEHA-owned 2-acre Vacant Lot (in FLE on Barton Road near Oak Hill): Admin surveyed the parcel with Folsom Landscape Maintenance (FLM) to obtain prices for the following: Option A - Remove fallen tree: \$700; Option B - Create a 15-foot dirt road / "fire break" at property borders (4 homes), chip and spread the debris: \$1,000; Option C - Remove/chip the dead tree and all additional dead vegetation on entire parcel and spread the chips, raise all trees, and create a 15-foot dirt road / "fire break" at property borders (4 homes): \$7,500 - \$8,000. The Board approved up to \$8,000 to do Option C. The Board may want to create barriers with wood or boulders to prevent dumping on the parcel, which would be at additional cost. Admin will speak with FLM about long-term maintenance of the parcel and inquire about key access to the gate.

NEW BUSINESS

- **Homeowner Landscaping Impeding Road Safety:** The Board discussed these nuisance/road safety issues: garbage cans should be at the curb (not in street) from only Monday evening – Tuesday evening; overhanging trees impeding trucks, buses, RVs, walkers, and bikers should be cut back to 14' above the road; bushes blocking stop signs should be trimmed for visibility. These issues will be mentioned in an e-blast and the next newsletter. If homeowners don't take action, the Board will send individual notices to them.

The meeting was adjourned at 8:30pm, 3/0/0