

# Folsom Lake Estates Homeowners Association

**November 9, 2021, 6:30pm**  
**6485 Oak Hill Drive, Granite Bay**

## IN ATTENDANCE

- **Board Members:** Jennifer Makol, Sharon Russo, Chris Vadnais, and Rich Wise
- **Unit 2:** Susan Moss
- **Unit 1:**

## OPEN FORUM/HOMEOWNER COMMENTS: N/A

## REVIEW OF APPROVED OCTOBER 2021 GENERAL MEETING MINUTES: No changes.

**TREASURER'S REPORT:** The current balance stands at approximately \$153,700, including \$104,600 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$3,700 more than the same time last year. Expenses incurred since the previous budget report (9/30/21) were approximately \$11,700, leaving accounts in good standing. Treasurer Wise presented a proposed 2022 annual budget; several items were adjusted, per feedback from the Board, and the revised budget was approved unanimously by the Board. The Treasurer agreed to write an article explaining the FLEHA budget/financials for the Jan-Feb 2022 newsletter.

## COMMITTEE REPORTS:

- **Architectural Review:** N/A
- **High-Speed Internet:** Members of the committee recently attended and presented evidence for FLE's high-speed internet needs at a MAC meeting. They also encouraged FLE residents, via e-blast, to participate in a new online Placer County Broadband Internet Service Survey.

## OLD BUSINESS

- **Park Update:** Two new tot swings have been purchased (\$175) and will be installed shortly, thanks to the initiative of resident Shane Motley. New bark (a total of 13 yards) will be added around the playground and under the swings at a cost of \$1,040, which was approved unanimously by the Board. Folsom Landscape Maintenance recommends that we replenish the playground bark annually, which should only require approximately 6 yards of material.
- **Survey:** Secretary Vadnais provided a draft survey to the Board. He will incorporate the Board's comments.
- **Tree & Fine Policy:** In accordance with California Civil Code Section 4360, the new policies were announced via newsletter, email, and posting at the park on November 2, 2021. HOA members are invited to provide comments at the January 11, 2022 Board meeting, after which the Board will vote on the issue. If the Board votes to implement the rule change, general notice of the rule change must be posted to members within 15 days of that vote (by January 26, 2022).
- **Homeowner Plantings Impeding Road Safety / Visibility:** Secretary Vadnais will provide the addresses of FLE residences where trees are impeding safety. Admin will issue letters to the corresponding homeowners requesting that they address the safety/nuisance issues, and will inquire with the County if the HOA has the authority to clear cut trees back to property lines if they pose safety hazards. If so, the homeowners in question would be subject to liens on their properties to cover FLEHA's tree trimming expenses, if they do not remedy the problems themselves.
- **Cheddar Up / Payment Gateway Platform / Online HOA Dues Payments:** The Board investigated the financial security of Cheddar Up and is satisfied that their use of Stripe, Cheddar Up's payment processor, is legitimate and secure. Member-at-Large Russo agreed to be the back-up account administrator.
- **Cost Estimates for Additional Work on Barton Road Lot:** Folsom Landscape Maintenance (FLM) provided additional estimates for:

- Hauling away the large blocks of concrete that were dumped on the lot: \$1,000
- Installing fencing w/posts and 10 "NO DUMPING" signs: \$4,600
- Conducting annual or biannual maintenance: \$900 each time or \$1,800 for twice/year
- Conducting monthly garbage cleanup: \$100/month

The Board approved annual maintenance, but wants to acquire estimates from additional providers for the other items (Secretary Vadnais will contact a fence and hauling contractor). Admin will request an estimate from FLM for an annual garbage clean-up for the frontage of the entire Barton Road lot and south to the intersection of Oak Hill, including County property. A suggestion was made to establish a community clean-up event with FLE residents and/or as a Bayside Church community service day. Admin will make inquiries.

- **Structure on FLE street used as residence:** The structure has been removed.

## **NEW BUSINESS**

- **Annual Policy Statement / Reserve Study:** The member packet of the latest Reserve Study, along with the other updated items in the Annual Policy Statement, will be posted to the website and announced via e-blast before the end of December 2021.
- **Plantings at FLE Auburn-Folsom Entrances:** The Board has tabled this issue until spring.
- **Santa & Luminaries:** South Placer Fire District will transport our FLE Santa on December 1 at 6pm. Luminary captains are collecting orders. Only 1 worker has offered services to date. The Board authorized an increase in pay to luminary workers to \$35/set (\$10 increase). An e-blast announcement will follow.
- **Directory:** Contact information for the 2022-2023 edition of the directory will be collected in conjunction with the January 1, 2022 dues packets. Members will be required to provide their contact information in order to process online dues payments.
- **Need New Treasurer:** Treasurer Wise informed the Board that he would like to resign as Treasurer in 2022, but would be willing to take a different position on the Board, if no new candidates step up. The Treasurer handles monthly financial reports, the annual budget, 1099s, state filing form, dealings with the accountant, and the Reserve Study. Secretary Vadnais, who previously served as Treasurer for the FLEHA Board, agreed to be back-up for the position, if no one else comes forward. The Board also proposed that the Admin take on the Treasurer's tasks, with a commensurate salary adjustment. The need for new Board members will be promoted again, via e-blast, prior to the December 12 deadline for new Board candidates. Per FLEHA Bylaws, a minimum of 3 Board members is required.
- **Water Meters:** The Board approved Admin's request to turn off the San Juan Water meters at the park and entrances until the spring to save money.

**The meeting was adjourned at 8:23pm, 4/0/0**