

# Folsom Lake Estates Homeowners Association

April 19, 2022, 6:00pm

6485 Oak Hill Drive, Granite Bay

## IN ATTENDANCE

- **Board Members:** Nicole Howe, Jennifer Makol, Sharon Russo, Marcie Shelton, and Chris Vadnais
- **Unit 2:** Susan Moss
- **Unit 1:** Shane Motley

## OPEN FORUM/HOMEOWNER COMMENTS: N/A

## REVIEW OF APPROVED MARCH 2022 GENERAL MEETING MINUTES: No changes.

**TREASURER'S REPORT:** The current balance stands at approximately \$194,000, including \$104,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$3,600 more than the same time last year. Expenses incurred since the previous month's budget report were approximately \$4,200 leaving accounts in good standing.

## COMMITTEE REPORTS:

- **Architectural Review:** N/A
- **High-Speed Internet:** The CA Public Utilities Commission (CPUC) will be voting on how to apportion \$2 billion in broadband infrastructure funding amongst the state's counties. The CPUC's initial plan allotted \$30 million to Placer County, which is less than half what our county would receive if grouped more accurately with rural (e.g., Nevada and El Dorado), rather than urban (e.g., San Francisco and Los Angeles), counties. That funding allocation vote was postponed from April 7 to April 21, following approximately 200 comments from Placer County residents. We hope that the public feedback has influenced the CPUC to reclassify Placer as rural and approve a higher funding allocation for our county.

## OLD BUSINESS

- **Park Update:** Folsom Landscape Maintenance excavated the creek and built a berm, to prevent the water from flowing onto the soccer field. President Makol observed the water flowing through the creek, and *not* overflowing onto the field, after a recent rain. The Board expressed a desire to wait and watch a bit longer before deciding whether a bridge should be built over the creek (currently there are wooden boards, placed by a resident, serving as an informal bridge). Unit 1 member Shane Motley will inquire if constructing such a bridge would be a good high-school term project for his bridge engineer colleague to supervise in the next school year. The question of ADA compliance was discussed but not resolved.
- **Survey:** No updates.
- **Homeowner Plantings Impeding Road Safety / Visibility + Dead Trees / Fire Risk:** Secretary Vadnais surveyed the neighborhood, noting and photographing the properties where trees/bushes appear to be creating a public safety hazard (e.g., hang too low or too far into the street, pushing tall vehicles into opposing traffic; block stop signs; etc.). He also observed various dead trees that must be addressed before fire season. The Board agreed to formulate a uniform process for informing and holding accountable the homeowners who will need to remedy these public safety hazards, starting with a letter campaign (that clearly spells out expectations) and ending with either successful remediation or implementation of FLEHA's fine policy. President Makol will draft template letters for Board review, and discussion of this issue will be continued at the May Board meeting.
- **Newsletter Engagement:** A suggestion was made to investigate if text alerts would help improve readership of FLEHA's newsletter. MailChimp data demonstrate that our e-blasts typically receive 50-70% readership, with newsletters specifically garnering in the high 60%. Admin will research the option.

- **Barton Road Lot Fencing:** Secretary Vadnais received estimates for fencing with either wood beams/wire or boulders; both were more expensive than the estimate from Folsom Landscape Maintenance. The Board discussed various fencing options (e.g., farm pasture fencing? cross beams? wood split rails?), and agreed that more estimates are needed. Admin will reach out to a contractor's son, who works for a fencing company.
- **Formation of Park Committee:** Unit 1 neighbor Shane Motley is working on recruiting two volunteers to officially form a park committee.

### **NEW BUSINESS**

- **Demand Documents Fees:** A motion was passed to raise FLEHA's fee as high as \$500. Board members Russo and Howe will research the local industry average and report back before FLEHA's fee is raised.
- **HOA Dues:** The Board is considering increasing annual HOA dues, and will discuss at the May meeting.

**The meeting was adjourned at 7:30pm, 5/0/0.**

**Executive Session immediately followed.**