

Folsom Lake Estates Homeowners Association

May 17, 2022, 6:30pm

6485 oak Hill Drive, Granite Bay

IN ATTENDANCE

- **Board Members:** Nicole Howe, Jennifer Makol, Sharon Russo, and Marcie Shelton
- **Unit 2:** Susan Moss and Cynthia Gonos
- **Unit 1:** Maria and Walt Worthge

OPEN FORUM/HOMEOWNER COMMENTS:

REVIEW OF APPROVED APRIL 2022 GENERAL MEETING MINUTES: No changes.

TREASURER'S REPORT: The current balance stands at approximately \$184,000, including \$104,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$7,300 more than the same time last year. Expenses incurred since the previous month's budget report were approximately \$9,900, leaving accounts in good standing.

COMMITTEE REPORTS:

- **Architectural Review:** N/A
- **High-Speed Internet:** In late April the CPUC approved the rules for distributing the \$2B in "Last Mile" broadband initiative funds. Despite our county's and FLE's strong participation in public comment prior to the vote, our request to have Placer County designated as rural, in order to receive a larger portion of the budget, was not approved. Placer County remains designated as urban and has been allocated \$30.2 million in funding. On top of those funds, Placer County has also committed \$10 million to local broadband projects, which could possibly begin in 2022. Since the CPUC vote, Dieter Wittenberg, of Placer County, has been gathering bids for the county's broadband projects, one of which is for FLE. The committee is aware that Astound submitted a bid and suspects that CCI did as well. They await a status update from Dieter.

OLD BUSINESS

- **Park Update:** The Board will continue to observe the creek and assess if a bridge will be warranted.
- **Survey:** Secretary Vadnais is sending a link for the Board to review the latest version.
- **Homeowner Plantings Impeding Road Safety / Visibility:**
 - Secretary Vadnais inquired if the county would prune all of the properties in FLE with tree overhang issues. They offered to review the list, but stressed that their trimming would be for function rather than esthetics, and they urged FLEHA to handle the issues themselves. Vadnais will follow up with the county.
 - President Makol and Treasurer Shelton collaborated to create two overgrown vegetation letter templates: a soft-approach first letter plus a firmer follow-up version for those cases that are not addressed by the deadline. Makol also composed a dead tree letter template requesting resolution within a month. The letter templates are being sent to the entire Board for review.
 - A suggestion was made to employ bright envelopes (blue) stamped "urgent" for these letter mailings.
 - Shelton presented the following process proposal for enforcing overgrown vegetation/dead trees, which was approved by the Board to be used as a guide:
 - *In January newsletter:* Remind homeowners of the rules about overgrown vegetation and dead trees, and notify them that the Board will assess the neighborhood for safety offenses in March.
 - *March:* The Board conducts an annual assessment of neighborhood vegetation and trees to determine safety offenses.
 - *At April Board meeting:* Results of the Board's March neighborhood vegetation and tree safety assessment are discussed.

- *Before May Board meeting:* The President ensures that all FLE residents with vegetation or tree safety offenses have been sent the first notice requesting resolution of the issues on their properties.
 - *~ End of June:* The properties that received a first notice are reevaluated to determine if the vegetation and tree safety issues are resolved.
 - *~ End of July:* The properties that received a first notice are reevaluated to determine if the vegetation and tree safety issues are resolved. Those that have not been resolved are subject to receiving a notice of a fine.
- **Newsletter Engagement:** The Board agreed that since newsletter e-blasts are already garnering in the high 60% readership, based on MailChimp statistics, we will await feedback from the neighborhood survey before researching possible text notification options.
 - **Barton Road Lot Fencing:** Admin's contact met with Secretary Vadnais and will be sending cost estimates.
 - **Formation of Park Committee:** Unit 1 attendee Walt Worthge reiterated interest in working on the committee. Admin will consult with Unit 1 resident Shane Motley to determine if he has secured the third requisite member for establishing the committee.
 - **Demand Documents Fees:** VP Howe's research demonstrates that \$400-500 is the average fee in our area for demand documents and Member-at-Large Russo's research supports \$400. The Board approved increasing FLEHA's demand documents fee to \$400, effective immediately.
 - **HOA Dues:** Discussion was tabled for the next meeting.
 - **Directory:** Delivery is expected in early June. The Board approved yellow covers.

NEW BUSINESS

- **Car Show on Saturday, June 25:** Admin will create a promotional flyer for posting at the park and e-blasting and will confer with Secretary Vadnais about the following: Need volunteers to help during event? Shorten the event to 9a-12p (instead of 9a-1p)? Need vehicle reservations? Where park the vehicles?
- **New Lock for Sports Court:** The Board voted to hire a locksmith to key two new locks to match the existing key, and approved a \$1,000 budget. Vadnais will handle.
- **Food Truck Nights:** Resident Kristopher Crawford suggested holding food truck nights at the park, similar to what's done at Shelborne, and has offered to coordinate the events. The Board likes the idea and suggested holding the first one on National Night Out, Tuesday, August 2. Several food trucks were recommended by attendees (Wings Mahal; Kmemo tacos; Lobster roll). Admin will coordinate with Kristopher.
- **Online Banking:** Shelton will inquire if it is possible to generate online checks, given that they require two Board member signatures.
- **Tetherball:** Howe will inquire with Shane Motley about adding tetherball to the park.
- **Group text:** Howe would like to create a FLEHA Board group text.
- **Homeless protocol:** A homeless man's recent encampment behind a FLEHA entry sign at the Auburn-Folsom Road entrance prompted concern among certain residents and Board members. The incident was handled by Placer County, who advised calling the county's non-emergency dispatch number for help with such issues in the future: 530-886-5375. This number is already included in the newsletter's "Handy Reference Guide."

The meeting was adjourned at 7:41pm, 4/0/0.