

Folsom Lake Estates Homeowners Association

October 18, 2022, 6:30pm
6485 Oak Hill Drive, Granite Bay

IN ATTENDANCE

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

OPEN FORUM/HOMEOWNER COMMENTS: N/A

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

TREASURER'S REPORT: The current balance stands at approximately \$157,000, including \$104,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$3,500 more than the same time last year. Expenses incurred since the previous month's budget report (September 2022) were approximately \$6,900, leaving accounts in good standing. Treasurer Shelton began work on the 2023 budget and discussed possible changes to certain line items with the Board. The Board agreed to assess the FLE park for potential 2023 repairs, improvements, and investments and discuss their findings, vis-à-vis the 2023 budget, at the November meeting.

COMMITTEE REPORTS:

- **Architectural Review:** A homeowner submitted plans to build an ADU. The plans were approved by the Board because they met all of FLEHA's architectural review requirements, including the setbacks delineated in the CC&Rs.
- **High-Speed Internet:** Bart Zitnitsky will contact Dieter Wittenberg of Placer County and Wave/Astound for an update on the bidding process, as the first milestone of this process should occur this month.
- **Park:** Walt Worthge awaits rain to soften the soil in order to address the water fountain project. Homeowners will be reminded, via the next newsletter and a new sign, (metal, to be bolted to the wooden park entrance sign), that reservations are needed for group events, and that only FLEHA members can reserve the park (only the soccer field and picnic grove can be reserved).

OLD BUSINESS

- **Survey:** Secretary Vadnais will complete the survey by next month's meeting.
- **Homeowner Plantings Impeding Road Safety / Visibility or Causing Fire Safety Issue:** Since the previous Board meeting, notifications have been emailed/mailed to 13 additional Unit 2 homeowners. A few have already acknowledged and/or addressed their issues; the balance have until either 10/28 or 11/5 to respond or resolve the items, depending on when their notifications were issued. An additional seven Unit 2 and six Unit 1 homeowners will be sent notifications over the next few weeks.
- **Barton Road "No Dumping" Signage:** Vadnais will handle this by next month's meeting.
- **BBQ / Concert in the Park:** Overall, attendees provided very positive feedback about the event. The Board recommends holding it again in early fall next year, with the following changes: dinner 5-7pm; concert 6-9pm; include some form of lighting; more upbeat and kid-friendly music; and probably only one porta potty.
- **Barton Road Weed Abatement:** It has been confirmed by Placer County via Jeff Ingolia, Fire Marshal, that the lot in question, #37 on the County map, is owned by the County. Ironically, the County admitted that they don't always conduct fire safety clearing on every parcel they own. On those that they do clear, they only provide the bare minimum required under the Placer County Hazardous Vegetation Management Ordinance, which mandates that a 100-foot defensible space be maintained around all habitable structures plus 10 feet off roadways. Jeff advised that it might be in the best interest of FLE to maintain the area ourselves. A quote is being requested for the work from Folsom Landscape Maintenance.

NEW BUSINESS

- **Luminary Supplies and Costs:** The white luminary bags are in scarce supply this year and probably being phased out. Joe Blair tracked some down, but the supplier won't guarantee the price until our order is placed. Joe has provided order forms to his luminary captains with the price of \$32.50/set of 72 candles and bags (in 2021 they were \$26/set); orders will be due by 11/7. If these new prices don't cover FLEHA's costs, the HOA will need to cover the loss. Joe is investigating different options for 2023 and hopes to have some samples to show the Board by the November meeting (e.g., reusable bags; battery-operated tea lights; etc.). The Board approved raising the rate for luminary workers to \$40/set.
- **Social Events for 2023:** To be discussed at the November meeting, in conjunction with a review of 2023 budget allocations.
- **HOA Dues Increase:** The Board approved increasing Unit 2 annual HOA dues to \$300, effective immediately. Dues are always due by February 1.
- **Board Election 2023:** Election information, including a "Notice of Desire to be a Candidate" form, will be included in the next newsletter.
- **Santa 2022:** The SPFD has not yet disclosed whether they will host a Santa event again this year and, if so, when or how it will be done. Last year's neighborhood drive-through in early December was not a fan favorite. The Board expressed interest in mounting a FLE Santa event of our own, on December 24. Admin will inquire with our resident Santa, and the Board will investigate transportation and other logistics.

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