

Folsom Lake Estates Homeowners Association

November 8, 2022, 6:30pm
10100 Willey Court, 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: A member requested discussion of two items: 1. Expand on the need to increase annual Unit 2 HOA dues in light of the solid reserve account balance and positive total budget; and 2. Request that the HOA contact the water treatment plant to address safety and maintenance issues on their property. Admin will respond to the homeowner to explain the dues increase (dues have not been increased for about seven years; this increase is necessary to cover administrative salary increase and additional social event expenses plus maintain the reserve fund at 100%) and will reach out to the water company.

President Makol was contacted by a neighbor who lives on Purdy Lane, which is outside FLE, adjacent to/behind FLE park. He has found golf balls in his yard over time and believes that one of his solar panels was recently broken by a golf ball. He intimated that the golf balls were being hit by people using FLE park and inquired if the HOA has insurance to cover his damage. Makol pointed out that the golf balls could be coming from people at the water treatment plant yard, also adjacent to his property. The Board does not believe that damage from golf balls is the HOA's responsibility, even if they're being hit from within our neighborhood park, but Makol is getting clarification on the issue from the HOA's insurance provider.

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

TREASURER'S REPORT: The current balance stands at approximately \$154,000, including \$104,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$40 more than the same time last year. Expenses incurred since the previous month's budget report were approximately \$5,000, leaving accounts in good standing. The proposed 2023 budget was approved by the Board.

COMMITTEE REPORTS:

- **Architectural Review:** A Unit 2 member's ADU question was further discussed. Secretary Vadnais will follow up with the homeowner.
- **High-Speed Internet:** Per Dieter Wittenberg on November 8, they are "currently unpacking and reviewing the informal bids for 15 project areas within Placer County...As we review these responses and begin further negotiations with the providers, we are anticipating additional info from the state regarding priority areas for the FFA broadband funds allotted to Placer County projects (\$30M). Our goal is to utilize these funds along with the \$10M of Placer broadband grant funds the best we can to achieve the most impact for our communities...If all goes well, I am targeting bringing projects forward to our board for approval at the beginning of 2023. I still believe the FFA funds from the state broadband program will ultimately be what will fund a project in Folsom Lake Estates. This will require either Consolidated or Astound to submit an application once the window is open to do so. We will look to gain a letter of support for the project from our board to help move it forward."
- **Park:** Walt Worthge confirmed that the culvert at the creek is doing its job, preventing flooding (only minimal standing water observed). He is exploring the bridge project from an ADA compliance/liability standpoint. Walt will also investigate the water fountain drain issue now that the ground has softened from the rain.

OLD BUSINESS

- **Survey:** In the works.

- **Homeowner Plantings Impeding Road Safety / Visibility or Causing Fire Safety Issue:** All notification letters have now been emailed/mailed to Unit 1 and Unit 2 residents (latest batch mailed on November 7, with work completion deadline of December 7). Almost all of the recipients have been addressing the safety concerns on their properties by the imposed deadlines.
- **Barton Road "No Dumping" Signage:** Vadnais purchased the signs and will hang them.
- **Barton Road Weed Abatement:** Admin is still working with Jeff Ingolia, Fire Marshal, as well as Steven Renz, Defensible Space Inspector, to confirm ownership of all parcels in question on Barton Road. Going back to the drawing board due to some communication issues. They'll contact Admin once additional research is done and offered to meet to walk the parcels. In the interim, Folsom Landscape has provided an estimate to clear the dry brush from the parcels closer to Oak Hill: \$2,200 + \$200 to collect garbage (tire, bumper, etc.) from the entire space. The Board has decided to hold off on doing any of the work until 2023.
- **Santa 2022:** SPFD still has not confirmed if they'll do a Santa event this year. The Board has decided to hold a neighborhood event, dubbed the "Santa Cruise," at noon on December 24. Ron Fay, FLE's resident Santa, is on board. Santa will be chauffeured in a red "sled" (Vadnais' red convertible?), and followed by a procession of residents' decorated cars, golf carts, etc. The holiday caravan will make stops for photo ops at Shadowbrook Drive/Oak Hollow Court and Willey Court, and end at the park, where hot chocolate will be served. Details of how to participate in the event will be shared in an upcoming e-blast.
- **Park Reservations Sign:** The Board approved purchase of a 10" x 36" aluminum composite sign to affix to the wooden entry sign, which will inform FLEHA members how to make required reservations for group events.
- **Neighborhood Watch Signs:** Vadnais will repair one sign.
- **Luminary Supplies & Costs:** We're seeing lower sales this year because many homeowners still have supplies from last year's rained-out event, but we should reach the threshold for free shipping. Two luminary workers have signed up so far.
- **Social Events for 2023:** The scheduling of the following 2023 events (and possibly more) will be discussed at the January 2023 meeting: Egg Hunt (Easter is April 9); Food Trucks; NNO/Food Trucks (August 1); BBQ/Concert in Park; Car Show; Spring Garden Tour of Val McMichael's house; and Santa Cruise.
- **Park Repairs, Improvements, Investments:** To be fully discussed at the January 2023 meeting, but Board members mentioned the following potential expenses: mulch; swing repair; new trash can lid; power wash the picnic tables; and the addition of a water spigot.
- **Water Meter Shut-offs:** Folsom Lake Maintenance recommends waiting until the end of November to shut off the meters at the park and entrances. The Board approved this plan.

NEW BUSINESS

- **AirBnB Rentals:** A member inquired if there is an HOA process to approve listing their home for rent on AirBnB. The Board confirmed that the homeowner is free to do so, since there is no specific prohibiting policy in our CC&Rs, but pointed out that renters must observe the nuisance clause spelled out in our CC&Rs.

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