

# Folsom Lake Estates Homeowners Association

**January 10, 2023, 6:30pm**  
**10100 Willey Court, Granite Bay**

## IN ATTENDANCE

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

## OPEN FORUM/HOMEOWNER COMMENTS: N/A

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

**TREASURER'S REPORT:** The current balance stands at approximately \$146,000, including \$111,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$8,000 more than the same time last year. Expenses incurred since the previous month's budget report were approximately \$4,500, leaving accounts in good standing.

## COMMITTEE REPORTS:

- **Architectural Review:** N/A
- **High-Speed Internet:** No updates from the committee, but Secretary Vadnais shared that after having been on the waiting list, Starlink is now available to him (and may be available to others in the neighborhood at Starlink.com), at a cost of \$110/month. He is currently receiving speeds of 150 Mbps download and 10-20 Mbps upload. Resident Walt Worthge is now receiving service via Verizon, with speeds of 120 Mbps download and 72-80 Mbps upload, at a cost of \$65/month through a special at the Granite Bay Verizon location. Residents can confirm if service is available at their address through Verizon at this website: <https://broadbandnow.com/Verizon-Fios>.
- **Park:** There has been abundant flooding from these exceptional rains, including overflow from the creek. Admin spoke with Folsom Landscape Maintenance, who did the recent dredging and reinforcement work on the creek, and they have some ideas on improving the flow of water out of the park and into the creek. The pond that formed near the tennis court seems to be the result of a blocked drain (mostly from sand and decomposed granite) in the middle of the park plus back-up from debris on that side of the creek (where it runs through the neighbor's property). Committee chairman Walt Worthge confirmed that Folsom Landscape's grading of the creek had been well done and held firmly until the deluge. He and the Board agreed to wait until the end of the rainy season, when more typical conditions prevail, to determine if any of the flooding issues need to be addressed.

## OLD BUSINESS

- **Water Treatment Plant Landscaping:** Admin contacted Roseville Water about the overgrowth and fire risk posed by downed branches and the irrigation leaks. As of this date, most, if not all, work has been completed. Admin will contact the water company at the end of January if a final check shows that some work remains.
- **Non-FLE Resident Golf Ball Complaint:** No additional inquiries from the neighbors since President Makol addressed the issue with them.
- **Survey:** Secretary Vadnais is completing it and will send it to the Board. He will process the survey via Treasurer Marcie Shelton's Survey Monkey membership to save FLEHA the extra annual expense.
- **Homeowner Plantings Impeding Road Safety / Visibility or Causing Fire Safety Issue:** All homeowners who received notifications, with the exception of one in Unit 1, have addressed the safety and access issues on their properties.
- **Barton Road "No Dumping" Signage:** The signs are now in place on the lot, and the hope is that they will deter dumpers. The Board reiterated its intent to avoid the expense of fencing the property for now.

- **Barton Road Weed Abatement:** No updates.
- **Santa Cruise & Luminaries Review:** The Santa Cruise event was well received and the luminaries looked great. All luminary revenue has been collected and deposited. The Board discussed possible changes to the luminary process, including: switching to reusable luminary bags and candles, which would also eliminate the need for sand; handling luminary orders online via FLEHA's CheddarUp account; processing the luminary orders and distribution in the fall, instead of during the busy holiday season; etc. Treasurer Shelton, VP Howe, and Admin will brainstorm the process for this year and present suggestions to the Board.
- **Neighborhood Watch Signs:** Vadrnais will repair the broken sign on Oak Leaf.
- **Social Events for 2023:** The Board settled on the following 2023 social events and dates: Egg Hunt – Sun, 3/26, at 2pm; Spring Garden Tour at Val McMichael's – late April/early May (need exact date); Car Show/Coffee & Donuts/Chili Cookoff – Sat, 6/24, 9a-2p; National Night Out/Food Trucks – Tue, 8/1 (need exact time); BBQ/Concert in Park – Sat, Sep 23, 5-8pm; Santa Cruise – Sun, 12/24, 12-2p. The Board approved a budget of \$300 to purchase one or two 4.75-gallon carafes for use at events.
- **Park Repairs, Improvements, Investments:** The Board will visit the park and bring recommendations at the next meeting. Possible items that need repair/replacement: Mulch on playground and under swings; swing repair; trash can lid; clean the picnic tables; water spigot for hose.
- **2023 Budget Allocations:** General allocations have been completed; further refinements postponed until next meeting.

## **NEW BUSINESS**

- **Rick Russo to Address General Liability:** Rick Russo, owner of Russo Insurance, which provides FLEHA's policies, updated the Board on FLEHA's insurance coverage and addressed several specific liability questions. From a broad perspective, if activities or events that are not sanctioned by FLEHA occur in the FLE park, FLEHA bears no liability for any injuries or damage that occur as a result of those non-sanctioned activities/events. For example, FLEHA bears no liability for the solar panel damage that a non-FLE neighbor suspects (but cannot prove) was caused by golf balls hit from FLE park, because the park has no golf facilities and does not promote golf activities or events. As for property damage, Russo advised that if a tree owned by FLEHA (e.g., in the park) falls, the HOA should only file a claim if it causes damage either to FLEHA or private property. On the question of installing a bridge over the creek in the park, Russo advised against it as it might open FLEHA to ADA requirements and/or other liability issues.
- **2023 HOA Dues:** As of today, 46 residents have paid dues online (5 are Unit 1) and 8 have paid by check (2 are Unit 1).
- **2023 Board of Directors:** FLEHA had uncontested 2023 elections, with the Secretary and Member-at-Large offering to stay on for another 2-year term.
- **Residents' Inquiry about Parabolic Mirror on Oak Hill:** The Board has no objection to the residents installing a parabolic mirror on their property for safety and visibility.

**The meeting was adjourned at 8:00pm, 5/0/0.**