

Folsom Lake Estates Homeowners Association

May 16, 2023, 6:30pm

9114 Oakhollow Court, Granite Bay

IN ATTENDANCE

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

OPEN FORUM/HOMEOWNER COMMENTS: N/A

REVIEW OF APPROVED APRIL 2023 GENERAL MEETING MINUTES: No changes.

TREASURER'S REPORT: The current balance stands at approximately \$194,000, including \$111,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$3,200 more than the same time last year. Expenses incurred since the previous month's budget report were approximately \$10,700, leaving accounts in good standing. Treasurer Shelton reviewed recent spending that was slightly above what had been budgeted (e.g., monthly email service fees plus annual insurance), and shared that she requested a tax return status update from FLEHA's CPA, Loretta Bradley at CIDC, LLC.

COMMITTEE REPORTS:

- **Architectural Review:** It was noted that the owners of the vacant lot at 6262 Lou Court have not submitted building plans for HOA review, although it appears that they are preparing to begin construction. The owners will be notified that they must fulfill this requirement before any building commences.
- **High-Speed Internet:** The County is working through final contract pieces with Astound to provide high-speed internet service to our neighborhood. The Board pointed out that the logistics of bringing the cable from the street to each house – and who will be responsible for that cost – is yet to be determined. It was recommended that if/when the County provides an informational presentation at an upcoming HOA meeting, that it should be held at the FLE park to accommodate potentially high attendance.
- **Park:** Secretary Vadnais and committee chairperson Walt Worthge will meet at the park to address the water fountain issues. Thanks to Vadnais and VP Howe for creating the tetherball set-up, which will soon be installed at the park. Shelton received suggestions from a neighbor to add some features to the park. She will inform the resident that the Board does not have the capacity to research the ideas, but s/he is welcome to do so and then present a budget and liability assessment to the Board for future consideration.

OLD BUSINESS

- **Social Events:** Car Show / Chili Cookoff on June 24, 9a-2p (Chili Cookoff from 12-1pm) - The Board and Admin divvied up the purchase assignments/job duties for the event. No electric power will be provided – cookoff entrants will be advised to transport their chili in crock pots to maintain the heat, and to provide their own ladle/serving spoon. The Board unanimously approved a motion to spend a maximum of \$500 on an additional five yards of gravel for the parking area, to improve vehicle access into the park. Admin will arrange for Folsom Landscape Maintenance to spread the gravel, if they can complete the job before the event. NNO Event on August 1, 5-7p - Chando's will be hired as the second food truck for the event. Dessert (e.g., ice pops) will be provided by FLEHA. Concert in the Park/BBQ on September 23, 5-8p - Admin received another balloon twister bid (\$300), but the search continues for a vendor that will charge a maximum of \$200 for two hours. Howe will investigate purchasing solar lights for the trees in the park.
- **Website Update:** FLEHA paid DreamHost \$299 to update our site, but they discovered technical problems on our end, and were unable to do the work without potentially crashing our website. The full fee will be refunded, but they are now charging an additional \$5/month to support the old version of PHP/WordPress on which our site is built. At some point soon this temporary fix/fee option will no longer be available. The only viable long-term solution is to rebuild FLEHA's website, which will include updating the PHP version and the theme to ensure that the site is updatable in the future. DreamHost quoted \$1,000 to rebuild our website, but an independent vendor

quoted \$500-600: 2-3 weeks turn-around, available to start immediately. The Board unanimously approved a motion to hire this vendor, and requested a written cost proposal for the rebuild and ongoing website support.

- **Luminary Chairperson Position:** Admin, Howe, and Shelton strategized how to streamline the luminary ordering/distribution process. Admin spoke with Joe Blair and Jeff Coontz about transitioning the chairperson job, and the process is in the works. The hope is to simplify the operation and distribute luminaries in October instead of December.
- **Banking Topics:** Signatories currently listed on FLEHA's reserve account are Jennifer Makol, Sharon Russo, and former Board members Rich Wise, and Susie Barr. As Rich Wise and Susie Barr are no longer members of Folsom Lake Estates Homeowners Association Board of Directors, the Board unanimously elected to have them withdrawn as signatories from FLEHA's reserve account at Umpqua Bank. The Board further unanimously agreed to add Marcie Shelton and Nicole Howe to the reserve account as signatories.
- **Fire Safety Letters:** Letters were sent by email and USPS to the three vacant lot owners on May 1, with a deadline to cure of June 1. After several calls to the County to address the Barton Road dry brush issue, they recently mowed a narrow strip of the frontage, with no apparent intent to do more; disappointing, but not surprising.

NEW BUSINESS

- **Neighborhood entrance landscaping:** The Board will visually inspect the landscaping, or lack thereof, at all of the FLE entrances and discuss potential improvements at the June meeting.
- **June Board Meeting:** The date was changed to Thursday, June 22, at 6:30pm.

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