

Folsom Lake Estates Homeowners Association

September 12, 2023, 7:30pm
6485 Oak Hill Drive, Granite Bay

IN ATTENDANCE

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

OPEN FORUM/HOMEOWNER COMMENTS: N/A

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

TREASURER'S REPORT: The current balance stands at approximately \$183,000, including \$111,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$12,000 more than the same time last year. Expenses incurred since the August 2023 budget report were approximately \$3,000, leaving accounts in good standing. FLEHA has spent approximately 60% of its budget, which is on track for this point in the year. Treasurer Shelton reported that the entire balance of the Umpqua reserve account and all but approximately \$5,000 of the operating account (left in place to cover final expenses) was withdrawn and deposited in FLEHA's new Chase accounts. The Umpqua accounts will be officially closed shortly. Shelton is investigating interest-bearing and no-monthly-fee options at Chase as well as unexpected recent fees at Umpqua. The Cheddar Up account is now linked to the Chase checking account.

COMMITTEE REPORTS:

- **Architectural Review:** The Board held an Executive Session immediately prior to the general meeting to confer with legal counsel and the Architectural Review Committee chairman on issues that may potentially arise regarding ADUs that are built in the neighborhood. Discussion also included how the HOA Board should address structures that require County permits and HOA approval but are built by residents without obtaining one or both. During the general meeting it was suggested that the Board create an ongoing e-blast campaign that reviews architectural review requirements. President Makol and Secretary Vadnais will spearhead that effort.
- **High-Speed Internet:** No updates.
- **Park:** Folsom Landscape Maintenance checked the irrigation system last week and found no leaks. They completed the weed remediation behind the tennis court a few weeks ago.

OLD BUSINESS

- **Social Events:** Concert in the Park/BBQ on September 23, 5-8p – Promotional flyers were posted around the neighborhood and included in the Sep-Oct newsletter plus e-blasts on 9/5, 9/9, 9/16, and 9/22. Shelton is coordinating BBQ supplies, tables and coolers, Porta potty/handwashing station, and set-up/take-down schedule, along with VP Howe. Vadnais will supply a generator-powered light tower and Howe is providing solar lights for the trees. The BBQ brigade will arrive at 4:00 to start the coals. Admin is meeting with the band at 3:00 to begin their set-up and arrange for electricity access at the house next to the park. The metal bollards need to be removed for the band's vehicle access.
- **Luminary Updates:** As of today, 130 residents (almost 45% of total residents) have placed their orders. With two weeks remaining until the September 25 order deadline, we are tracking for an anticipated total order of approximately 24,000 bags/candles. Promotional flyers with QR codes for easy ordering were posted several weeks ago throughout the neighborhood and large signs are now mounted at the neighborhood entrances. On September 26 Admin will place the bulk order for candles and Howe for the bags, for delivery to Admin's house by late October.
- **Banking Topics:** See above under "Treasurer's Report."
- **Neighborhood Entrance Landscaping:** The Board has tabled this discussion until the spring.

- **Tree/Bush Trimming in Neighborhood:** The Board is in the process of compiling a list of homes in the neighborhood where vegetation impedes pedestrian and/or vehicle access or visibility. Letters will be sent to the corresponding homeowners requesting remediation.
- **Garbage Collection / Weed and Dead Tree Remediation on Barton Road and FLE Park:** Garbage and weeds have been removed in both locations. Folsom Landscape Maintenance procured a quote of \$2,000 from Mark's 1-Stop Tree Service (arborist) to remove from the Barton lot: four dead scrub oak trees, a large willow branch, and scrub left over from a cut tree. They will chip everything and spread the bark. A motion to approve this expenditure passed 3/0.

NEW BUSINESS

- **October Board Meeting Date:** The three Board members in attendance approved a meeting date of either Thursday, October 26, or Friday, October 27. The Board will meet at 5:00pm to sort luminary supplies, pause for a general meeting at 6:30pm, and then resume sorting luminaries, as necessary.

The meeting was adjourned at 8:35pm, 3/0/0.

The Board held an Executive Session immediately prior to the general meeting to confer with legal counsel on issues surrounding ADUs in the neighborhood.