

# Folsom Lake Estates Homeowners Association

October 26, 2023, 6:30pm  
9120 Oak Leaf Way, Granite Bay

## IN ATTENDANCE

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

**OPEN FORUM/HOMEOWNER COMMENTS:** A member inquired if FLEHA has restrictions on Halloween decorations. The Board confirmed that any and all are welcome.

**REVIEW OF APPROVED SEPTEMBER 2023 GENERAL MEETING MINUTES:** No changes.

**TREASURER'S REPORT:** The current balance stands at approximately \$176,420, 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 September 2023 budget report were approximately \$12,800, leaving accounts in good standing. The Umpqua account hasn't yet been closed, for various reasons, per Treasurer Shelton. She will resolve the monthly fees from Chase and Umpqua and will discuss moving some of the reserve account funds into a higher interest-bearing account at Chase. The preliminary 2024 budget will be prepared for the December Board meeting. The expectation is that FLEHA will come in slightly under budget in 2023.

## COMMITTEE REPORTS:

- **Architectural Review:** Continuing discussion about ADUs was held in Executive Session.
- **High-Speed Internet:** Secretary Vadnais received an update from the County representative, Dieter, who said that out of all their projects, FLE's is the only one that's 0% complete, because we are the most complicated (they will need to rip up the streets to install cable). The County's expectation is that our neighborhood will be complete within three years.
- **Park:** Vadnais informed the Board that kids are clogging the water fountain with sand and dirt, and requested that we include a notice to parents to supervise their kids to prevent this from happening.

## OLD BUSINESS

- **Luminary Updates:** Luminaries were distributed to the captains, who will provide them to their key workers.
- **Banking Topics:** See "Treasurer's Report."
- **Tree/Bush Trimming in Neighborhood:** Emails/letters were sent to residents with vegetation to address, as identified, to date, by the Board. One more section needs completion.
- **Dead Tree Remediation on Barton Road and FLE Park:** The work was completed. A pile of junk that was dumped on the Barton Road lot was removed. The Board approved paying a worker \$85 to spread a large pile of dirt that was also dumped there.

## NEW BUSINESS

- **Next Board Meeting Date:** Approved for December 14, 5:30pm, at President Makol's house.
- **Board Election 2024:** Three Board members' 2-year terms expire in 2024 (President Makol, VP Howe, and Treasurer Shelton). Makol is retiring after having served for three terms, but Howe and Shelton have agreed to stay on for another term. Shelton can no longer hold the Treasurer position, so it was agreed that the Board should recruit for an individual with financial expertise to assume that role. The Board would ideally like to bring on two new members in order to expand to a six- member Board and create a few more committees to allow for better allocation of responsibilities.
- **Email Issues:** The intra-Board email bounce-backs appear to be caused by a problem with the DreamHost email system. As such, the Board has agreed to discontinue use of those email addresses and adopt "personal" email addresses for FLEHA business. The FLEHA email addresses will be kept live for six months while the new email addresses are updated on all correspondence and social media.

- **Santa Cruise:** The Board agreed to hold the event (no convoy this year) again on Sunday, December 24, on the following schedule: 11:45am pick up Santa at his home; Willey Court (12-12:20pm); Shadowbrook/Oak Hollow (12:25-12:45pm); park for refreshments (12:50-1:30pm). Vadnais agreed to chauffeur Santa again. Refreshments to be organized by the Board.
- **Concert in the Park / BBQ 2023 and 2024:** The Board had positive feedback about the earlier start time for this year's event, music playing during the entire event (including meal time), and the budget outcome (lower food and band costs). They would prefer a band next year with more contemporary, upbeat music, and possibly move their physical setup closer to the crowd to enhance engagement. Shelton and Howe suggested hiring a taco catering company (\$15/person for all-you-can-eat tacos and fixings plus paper goods; the HOA would purchase drinks and dessert separately) for 2024. They will compare the cost for that option with this year's food spend to ascertain feasibility, and might consider having FLEHA subsidize the cost, rather than sponsor it as a free event (i.e., FLEHA would sell tickets at \$5/person and absorb the balance of the cost). The taco catering option would require RSVPs and "paid" bracelets for entrance.
- **Roseville Water Plant Property:** Several neighbors have complained about the dead vegetation on the Roseville Water plant property on Oak Leaf Way. Admin contacted them multiple times, to no effect. A neighbor met with a Roseville Water representative at the property, and was told that they will not clear any dead vegetation unless the Fire Department requires it. The Fire Department informed the neighbor that they aren't required to mandate maintenance if the land is further than 100 feet from housing, and won't inspect the land during the winter since it's not "fire prevention" season. The neighbor requested that the Board consider using HOA funds to maintain the land, as it's a fire hazard and apparently affecting the homeowner's insurance rates of some residents. The Board feels that the HOA should not have to pay for maintenance that is not on HOA land, and also noted that the HOA would bear liability by going on Roseville Water's property. It was suggested that a letter be sent to Placer County District 4 Supervisor Suzanne Jones requesting assistance with compelling Roseville Water to properly maintain their property.
- **2024 HOA Dues:** The Board passed a motion to raise the annual Unit 2 HOA dues from \$300 to \$350 (an increase of only \$4.16/month) in 2024. These additional funds will cover increased expenses incurred by the HOA for legal counsel, administrative support, and maintenance.

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

***Executive session was held immediately before the general meeting to discuss architectural review issues that are arising with regard to ADUs.***