

Folsom Lake Estates Homeowners Association

December 14, 2023, 5:30pm
6485 Oak Hill Drive, Granite Bay

IN ATTENDANCE

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

OPEN FORUM/HOMEOWNER COMMENTS:

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

TREASURER'S REPORT: The year-end balance stands at approximately \$157,300, including \$122,185 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$23,100 more than the same time last year. Expenses incurred since the October 2023 budget report were approximately \$20,000, leaving accounts in good standing. Treasurer Shelton requested that all FLEHA expense receipts be submitted immediately and all reimbursement checks be cashed before the end of the year. She anticipates an overall \$800 budget surplus for 2023, which will be transferred to the Reserve Account. In 2022 FLEHA added \$7,000 to the Reserve Account; in 2023 year that figure might be \$10,000. At the next meeting the Board will discuss interest-bearing options for some of FLEHA's bank balance. The account fees were resolved with Chase, but not completely with Umpqua. FLEHA needs a new CPA for tax returns, ongoing compliance issues, and Secretary of State requirements. Member-at-Large Russo will provide some CPA recommendations.

COMMITTEE REPORTS:

- **Architectural Review:** Secretary Vadnais will contact the homeowners on Oak Leaf Way about matching the façade of their new garage with their house, per the Board's conditional approval of their project. President Makol will contact two homeowners about the visual nuisances on their properties that have been reported to the Board.
- **High-Speed Internet:** No updates
- **Park:** San Juan Water turned off the water in the park and entrances on December 7. The Board approved the purchase of a new tennis court net by Vadnais. Vadnais will also investigate adding a retractable pickleball net, which comes with standing poles, and would be tethered and locked to the sports court fence. Admin will order a new broom and court roller squeegee. Vadnais has donated his redwood chips (about 20 yards) to the FLE park. Admin will arrange for Folsom Landscape to spread the chips around the park trees.

OLD BUSINESS

- **Banking Topics:** See "Treasurer's Report."
- **Tree/Bush Trimming in Neighborhood:** All homeowners complied with the Board's request for vegetation trimming, except for one, who will be contacted again by Admin.
- **Board Election 2024:** One resident submitted a "Notice of Desire to be a Candidate for Board of Directors" notice. As there is one Board opening and one candidate, FLEHA will not be required to hold an annual election in 2024. The Board will choose Board positions during the March annual meeting.
- **Email Bounce-back Issues:** Shelton has elected to change her FLEHA business email address to marcie.shelton@theleaderspartner.com. She will continue to use the treasurer@fleha.org address for banking and financial communications. Still awaiting VP Howe's decision about whether to change her email address.
- **Santa Cruise:** Howe is purchasing the supplies and handling set-up at the park. Vadnais will chauffeur Santa around the neighborhood. All other logistics are confirmed.
- **Budget/Reserve Study/Annual Policy Statement:** Admin awaits final 2024 annual budget and final edition of the Reserve Study in order to post the full annual policy statement on FLEHA's website and announce it by e-blast.

NEW BUSINESS

- **January and February Board Meeting Dates:** Confirmed for January 16 at 5:30pm and February 27 at

6:30pm at Makol's house.

- **Roseville Water Plant Property:** Makol sent letters to Placer County Supervisor Suzanne Jones and Roseville Mayor Houdesheldt about FLEHA's fire safety and visual nuisance concerns. No reply yet from Jones, but the mayor asked the Roseville environmental utilities department to review the water plant's property to determine the next steps for resolution, and provided his cell number for Makol to follow up.
- **Social Events in 2024:** The Board selected March 16 as the date for FLEHA's Egg Hunt, the first social event of 2024. Shelton will purchase supplies for the hunt, but needs volunteers to run any additional games. The Board will discuss the other 2024 social events at the January meeting.
- **HOA Dues & Directory:** The Board agreed to require all 2024 HOA dues payments be processed online (no paper checks will be accepted). The Board further approved FLEHA absorbing the online payment transaction fee for all residents who pay their dues by e-check by the February 1, 2024, due date. (Residents will have the option to pay their own .59 transaction fee, if they so desire.) Russo volunteered to assist residents who need additional help paying online. Once all payments are complete and contact information is updated, Admin will proceed with creating the 2024-25 neighborhood directory. The Board's first choice for the color of the directory is "fuzzy peach."
- **Non-profit Status:** FLEHA is registered as a non-profit organization at the state, but not the federal, level. The Board agreed that this should be addressed in 2024.

The meeting was adjourned at 7:00pm, 4/0/0.

Executive session was held immediately after the general meeting.