

Folsom Lake Estates Homeowners Association

February 27, 2024, 6:30pm
6485 Oak Hill Drive, Granite Bay

IN ATTENDANCE

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

OPEN FORUM/HOMEOWNER COMMENTS:

Unit 2 resident Michael Wilson submitted an item (by email) for consideration. His concern regards the work trucks that frequently park on FLE streets in such a way that they block travel lanes and visibility. A notice will be included in an e-blast and newsletter reminding residents that their contractors must park off the street to ensure safe travel conditions.

Many FLE residents have expressed concerns, (e.g., increased traffic congestion; potential property devaluation; negative impact on the character of the community; strained school resources; etc.), about the proposed high-density residential rezoning on the corner of Fuller Drive and Auburn Folsom Boulevard. The Board welcomes the formation of a committee of FLE residents to track and engage with this issue and report back at monthly Board meetings. In the future, it might also be possible for a Board member to keep the neighborhood apprised of such community developments.

REVIEW OF APPROVED JANUARY 2024 GENERAL MEETING MINUTES: No changes.

TREASURER'S REPORT: The current balance stands at approximately \$232,600, including \$122,189 in the Reserve Account, which puts FLEHA's reserves in a good financial position at 89.5% funded, per the most recent Reserve Study. The balance is approximately \$32,000 more than the same time last year. Expenses incurred since the January 2024 budget report were approximately \$7,700, leaving accounts in good standing. Treasurer Shelton identified a CPA firm – Propp Christiansen Caniglia, LLP – to handle FLEHA's tax returns. Their fee will be slightly higher than the previous firm, but they can also provide the Davis-Stirling review (\$800; required every two years). A motion was approved unanimously to transfer FLEHA's business to the new CPA firm. Shelton is also waiting on Chase Bank to provide information on potential investment options.

COMMITTEE REPORTS:

- **Architectural Review:** Secretary Vadnais will investigate if a Unit 2 homeowner is building an addition outside of the required setbacks. Architectural plans for an ADU that were pre-approved by the Architectural Review Committee were submitted to and approved by the Board.
- **High-Speed Internet:** Placer County Public Works has agreed on standards to be used by Astound for micro-trenching in the county. The county awaits confirmation that Astound has received the trencher they ordered, so that project details and a timeline can be established. At some point soon, the county representative would like Astound to make a presentation about their project at an HOA meeting.
- **Park:** The new broom and court roller squeegee are available on the sports court and the bulletin board is mounted on the back of the wooden park sign. Vadnais and park committee chairman Walt Worthge repaired a drain on the water fountain. Vadnais ordered the new tennis court net. Pickleball nets cost approximately \$100; the decision to purchase was deferred.

OLD BUSINESS

- **Roseville Water Plant Property:** Nothing new to report.
- **Social Events:** Egg Hunt, March 16, 2pm -- Shelton provided the game materials to the volunteers who will run them. All other logistics are handled. E-blasts about the event go out on 3/1, 3/9, and 3/15. Social Committee Recruitment -- A request for additional social event volunteers/social committee members was e-blasted on February 16 and will be included in the March-April newsletter. The Board will also set up a volunteer recruitment table at the Egg Hunt. Concert in the Park, September 21, 5-8pm -- The search for a band has begun, and the budget is \$1,500. Reaching out to volunteers to assist with the search. Taco catering is projected to cost approximately \$3,000.
- **HOA Dues:** All 225 Unit 2 HOA dues were paid. Only four members had to pay late dues (\$385) this year. Payment breakdown: Unit 2 – 202 paid online and 23 paid by check; Unit 1 – 24 paid online and 3 paid by check. Expecting one more Unit 1 payment, for a total of 28 paid memberships. The Cheddar Up account was downgraded to a less expensive version until we begin accepting e-checks again in luminary season.

NEW BUSINESS

- **Future Board Meeting Dates:** The next Board meeting will be held on March 19 at 6:30pm. The Board selected May 21 at 6:30pm and June 18 at 7:00pm for future meetings; locations TBA.
- **Accident on Oak Hill – Neighborhood Concerns:** The recent accident prompted the Board to pass a motion to send all FLE corner property owners a courtesy letter about ensuring safe visual clearance for drivers around their corners. Per county guidelines this means that all corners should have a “site visibility triangle” – a designated area where plants and fences must be low enough and far enough from the edge of the pavement to ensure visibility around corners. Vadhais will compose the letter.
- **Potential Rule re: Property Upkeep in FLE Unit 2:** To be reviewed during Executive Session.
- **Speeding on Oak Leaf near Park:** Unit 1 resident Walt Worthge volunteered to spearhead the effort to have the county install “Caution: Children at Play” signs and lower the speed limit to 15 mph near the park.
- **Luminaries:** Discussion of who will run the program was deferred to the March Board meeting.

The meeting was adjourned at 8:05pm, 5/0/0.

The Board held an Executive Session immediately after the general meeting.