

Folsom Lake Estates Homeowners Association

June 18, 2024, 7:00pm

FLE Community Park Granite Bay

IN ATTENDANCE

- **Board Members:** Brian Mulrooney, Sharon Russo, and Marcie Shelton
- **Unit 2:** Susan Moss
- **Unit 1:**

OPEN FORUM/HOMEOWNER COMMENTS: A Unit 2 resident submitted, in advance, several questions and suggestions for the Board's consideration, including the possibility of adding sidewalks, removing the speed bumps, and enhancing the park. Some of the issues can be explored via the upcoming neighborhood survey, and others will require further Board discussion.

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

TREASURER'S REPORT: The current balance stands at approximately \$209,000, including \$122,197 in the Reserve Account (\$72,197 in savings account; \$50,000 in CD), which puts FLEHA's reserves in a good financial position at 89.5% funded, per the most recent Reserve Study. The balance is approximately \$17,500 more than the same time last year. Year-to-date expenses are approximately \$31,000 and expenses incurred since the previous month's budget report are approximately \$1,350, leaving accounts in good standing.

Treasurer Mulrooney presented ideas for enhancing the appearance of the neighborhood entrances, including weed removal plus the addition of bark, low-water-use plants, and curbing (either composite or concrete). He and Member-at-Large Russo will visit the entrances, consider options and prices, and present final recommendations to the Board at the August meeting. The Board agreed that the cost could be covered through the capital improvements line item in the operating budget and/or reserve account.

COMMITTEE REPORTS:

- **Architectural Review:** The Board approved ADU plans submitted by a Unit 2 homeowner.
- **Park:** Park Committee Chairman Walt Worthge presented the following updates/solutions to park-related issues:
 - "Caution: Children at Play" Signs Near Park -- After researching options with the County, he concluded that the best approach is for the HOA to purchase five signs and wooden posts (~\$100 each for sign and materials), which he will install himself. He will secure permission from neighbors to post the signs on their properties. The Board approved the expenditure.
 - Locked/Secure Water Spigot/Hose Bib – He will install a new lockable concrete "Christy Box" near one of the existing boxes, to house the hose bib, which will require a "key" to be turned on. Costs not confirmed yet. He will endeavor to complete the work before the August NNO event, so that the picnic tables can be pressure washed before the event (by Treasurer Mulrooney and Secretary Vadnais) and the rented water slide can be connected by hose.
 - Hole Under Park Bench – Appears to be filled in. Leave as is for now. If the problem recurs, he will fill the hole with rocks.
 - Broken Solar String Lights – The Board agreed not to repair or invest further in the solar string lights at this time.

President Shelton suggested that the Board begin exploring a potential playground revamp, to be completed in the next couple of years. The subject can be included in the neighborhood survey.

- **High-Speed Internet:** No updates since the County informed FLEHA that TAK Communications would be in the neighborhood on June 10 to begin measuring and surveying the project area to finalize the fiber-to-the-home design.

OLD BUSINESS:

- **Social Events:** NNO: All arrangements are in place. Admin will provide all details to President Shelton and Member-at-Large Russo, who will coordinate with the vendors on the day of the event. Concert in the Park:

Taco catering (all-you-can-eat) will be free to FLEHA members (and their household), only if tickets are reserved before the deadline. Guests, non-members, and members who do not reserve tickets in advance will be charged the full catering price of \$15/person. Beverages and dessert are not included with the catering and will not be provided by FLEHA. Possible Movie Night: The Board will consider adding this park event to the 2025 lineup. Expenses include approximately \$350-450 for a one-day movie license plus whatever it costs to rent or purchase the inflatable screen (\$100-150 to purchase) and projector.

- **Letter to Corner Homeowners re: Vegetation Obstructing Visibility**: The Board observed that some corner homeowners have begun and/or completed the necessary work. Follow-up will occur in mid-July to determine which homeowners require a second notice.
- **Potential Rule re: Property Upkeep in FLE Unit 2**: Member-at-Large Russo provided a letter update from the attorney, which the Board will review and then provide feedback to her and Secretary Vadnais.
- **Fire safety letters**: All work appears to be completed on the vacant properties that were sent notifications. A courtesy letter will also be sent to the owner of a Unit 1 property that has a worrisome amount of dry, flammable weeds and bushes.
- **Need New Board Member**: An e-blast was sent to the membership on June 12, and it will be further promoted in the July-August newsletter. The Board will do an outreach at the NNO event, which will be promoted by e-blast.

NEW BUSINESS

- **Future Board Meeting Dates**: The next meeting will be held on Thursday, August 22, at 6:30pm at the park. The September 17 meeting will also be held at the park at 6:30pm. The October 15 meeting will be held at President Shelton's home at 6:30pm.

The meeting was adjourned at 8:45pm, 3/0/0.