

Folsom Lake Estates Homeowners Association

September 17, 2024, 6:30pm
FLE Community Park, Granite Bay

IN ATTENDANCE

- **Board Members:** Brian Mulrooney, Marcie Shelton, Sharon Russo, and Chris Vadnais
- **Unit 2:** Susan Moss, Obie Scott, and Linda Bollinger
- **Unit 1:**

OPEN FORUM/HOMEOWNER COMMENTS: A Unit 2 member inquired about progress on the potential rule regarding property upkeep. The Board shared that it is under legal review, will be discussed during Executive Session, and should be finalized shortly.

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

TREASURER'S REPORT: The current balance stands at approximately \$194,000, including \$122,897 in the Reserve Account, which puts FLEHA's reserves in a good financial position at approximately 85% funded, per the most recent Reserve Study. The balance is approximately \$6,500 more than the same time last year. Expenses incurred since the previous month's budget report are approximately \$10,000, leaving accounts in good standing. Investment return on the two CDs is \$698 YTD.

Misc.: Treasurer Mulrooney provided a draft of the 2025 annual budget for Board review, with comments due at the October Board meeting. Initial feedback included the suggestion to comparison shop for the best insurance rates and to potentially increase the allotted funding for legal fees, given the evolving legal landscape around ADUs and other issues concerning HOAs. Solar lights for the neighborhood entrances were purchased and will soon be installed. The Board approved payment to Secretary Vadnais and Mulrooney for the recent work they completed at the FLE park -- removing the solar lights and pressure washing the picnic tables and playground equipment. Mulrooney will follow up to ensure that all invoices to the HOA's previous CPA are resolved.

COMMITTEE REPORTS:

- **Architectural Review:** N/A
- **Park:** The newly-cleaned picnic tables (thanks again to Vadnais and Mulrooney!) look fabulous! One bench is broken, was temporarily repaired, and may need to be replaced.
- **High-Speed Internet:** No updates.

OLD BUSINESS:

- **Social Events:** Concert in the Park: The current ticket tally is 175 free and 13 paid from 51 households. The band, caterer, and balloon twister are confirmed. Mulrooney will provide a pop-up tent where volunteers will check in attendees, issue reserved tickets/bracelets, and sell on-site tickets. Shelton will provide posters with taco bar instructions and Board member recruitment information. Mulrooney will bring extra trash bags.
- **Potential Rule re: Property Upkeep in FLE Unit 2:** *For Executive Session*
- **Corner Homeowners with Vegetation Obstructing Visibility:** Vadnais composed a reminder letter, which includes the legal case cited by FLEHA's attorney re: potential liability of the HOA and homeowners whose corner property visibility issues contribute to accidents. The letter will be emailed to the fourteen homeowners who have not yet remedied the landscaping that obstructs visibility of stop signs and sightlines on their corner lots, despite a courtesy notice sent by the Board several months ago. The Board will review the draft and submit comments in the next few days, so that the letters can be distributed the following week.
- **New Board Member:** Unit 2 member Linda Bollinger introduced herself as a candidate to assume the vacant VP Board position. The Board will vote on her candidacy during Executive Session.
- **Luminaries:** To date 75+ homeowners have ordered their luminaries online, with more than two weeks left until the order deadline. Former Board President Jennifer Makol has offered to mount the large luminary order reminder signs at the entrances.

- **Potential New HOA Logo:** N/A
- **Additional Authorized Signer to Bank Accounts:** Vadnais and Mulrooney will handle Vadnais' addition.

NEW BUSINESS

- **Future Board Meeting Dates:** The next meeting will be held on Tuesday, October 15, at 6:30pm at Shelton's home.
- **Annual Notices:** These annually updated documents, including the annual budget, must be posted on the website and announced by e-blast and park bulletin board before the end of December.

The meeting was adjourned at 7:32pm, 4/0/0.