

# Folsom Lake Estates Homeowners Association

November 19, 2024, 6:00pm

10015 Willey Court

## IN ATTENDANCE

- **Board Members:** Linda Bollinger, Brian Mulrooney, Sharon Russo, Marcie Shelton, and Chris Vadnais
- **Unit 2:** Susan Moss, Jodi Allen, Robert Allen, and Sally Pham
- **Unit 1:**

**OPEN FORUM/HOMEOWNER COMMENTS:** A resident asked for clarification of FLEHA's architectural review rules as they apply to ADUs/secondary dwellings. The Board explained that all of the architectural review rules in the CC&Rs pertain equally to primary and secondary dwellings, and emphasized that the HOA's setback rules (35' from the front property line, 15' from the side, and 25' from the back) supersede those being promoted by the state for ADUs.

**REVIEW OF APPROVED OCTOBER 2024 GENERAL MEETING MINUTES:** No changes.

**TREASURER'S REPORT:** The current total balance of all accounts stands at approximately \$181,000, including \$123,428 in the Reserve Account. This puts FLEHA's reserves in a good financial position at approximately 85% funded, per the most recent Reserve Study. The total balance is approximately 6% higher than the same period last year. The operating account stands at approximately \$58,000, putting FLEHA's ability to meet operating expenses in good standing. The Board agreed to continue re-investing the Reserve account funds in 3-month CDs, which are currently paying 3.5%. Luminaries: After final sand and sorting party expenses, the expected profit will be around \$1,000.

## COMMITTEE REPORTS:

- **Architectural Review:** Admin will investigate a new pool construction project where the homeowners were supposed to provide revised blueprints showing that their pool equipment had been moved out of the setbacks.
- **Park:** The water was shut off with PG&E.
- **High-Speed Internet:** This item will be moved off the agenda until an update is received from the county.

## OLD BUSINESS

- **Social Events:** Santa Cruise – Secretary Vadnais reported that the fire department has not yet committed to providing a fire engine transport for FLE's Santa (Ron Fay) on December 24, so he offered to again be the chauffeur for the event. Admin will coordinate logistics with Vadnais and Fay for the three Santa Stops, and also provide the candy cane supply. VP Bollinger will coordinate refreshments and supplies (hot cocoa, coffee, cookies, table set-up, and Santa throne) for the third and final Santa Stop at FLE park. Residents will be invited to accompany the Santa Cruise throughout the neighborhood in their own holiday-themed decorated golf carts, cars, and bikes. If there's a good turnout, the 2025 version might be converted into a competition. Proposed dates (from Bollinger) for 2025 events -- Egg Hunt: April 5; NNO: August 5; Concert in the Park: October 4, 5-7pm. President Shelton received an event suggestion for Board consideration from a resident for a progressive dinner crawl with different courses on different driveways and attendees providing food.
- **Potential Rule re: Property Upkeep in FLE Unit 2:** *For Executive Session*
- **Corner Homeowners with Vegetation Obstructing Visibility:** *For Executive Session*
- **Luminaries:** Jenn Rogers expects to distribute luminary supplies (at the sorting party) to the captains by Sunday, November 24. No exact date of distribution to residents' doorsteps was provided.
- **Potential New HOA Logo:** Discussion postponed until next year.
- **Additional Authorized Signer to Bank Accounts:** A work in progress.
- **Rock for Border at Barton/MacDuff Entrance:** Completed.

## NEW BUSINESS

- **Future Board Meeting Dates:** The next meeting will be held on Tuesday, January 21, at 6:00pm at Shelton's home. The subsequent meeting date was set for February 11 at 6:00pm, tentatively at Bollinger's home.

*The meeting was adjourned at 6:45pm, 5/0/0.*