

Folsom Lake Estates Homeowners Association

January 21, 2025, 6:45pm

10015 Willey Court

IN ATTENDANCE

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

OPEN FORUM/HOMEOWNER COMMENTS: Unit 1 resident Walt Worthge continues to pursue the installation of speed warning street signs near and around the neighborhood park. He'll provide designs for Board review.

Worthge also expressed concern about construction vehicles blocking the street and turn lane at the corner of Auburn Folsom Road and Oak Hill Drive. The Board agreed to keep an eye on it.

Lily Shelton, the fourth-grade daughter of Unit 2 residents, asked the Board to consider allowing her Oakhills School Eco Club to add a neighborhood raised-bed garden to the FLE park. She already has interest from some neighborhood children and parents who have offered to help plan, build, and maintain the garden. They hope to grow strawberries and flowers, among other things, and possibly also create a pollinating/butterfly garden. Some of the food they grow might be donated to a local food bank. Lily feels they could raise money to fund the project by selling lemonade and taking donations. She has an idea of how much space they'll need and which area of the park they'd like to use. The Board made a motion to consider approving Lily's request once they have additional information about the proposed location of the garden, the irrigation requirements, and the costs. It was suggested that if the project is approved, Lily and her group should coordinate their work with the park committee, and that members of the community and FLEHA's landscape company might have materials to donate.

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

TREASURER'S REPORT: The current total balance of all accounts stands at approximately \$193,000, including \$123,958 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 operating account stands at approximately \$69,000, putting FLEHA's ability to meet operating expenses in good standing. Treasurer Mulrooney will transfer about \$13,000 to the reserve account, which will maintain the \$35,000 buffer in the operating account for the start of 2025.

The Board approved movement of FLEHA's funds from the CD that matures at the end of January into a new 12-month CD, which currently offers the best interest rate; the funds from the CD that matures in February will be held in savings until six months from now, when they'll be moved to a new 12-month CD, thus achieving a six-month rollover schedule.

COMMITTEE REPORTS:

- **Architectural Review:** N/A
- **Park:** N/A
- **High-Speed Internet Update** – *For Executive Session*

OLD BUSINESS

- **Social Events:** VP Bollinger is considering the possibility of adding a progressive dinner on neighbors' driveways and a movie in the park to the event schedule. She will also connect with the resident who ran the 2024 egg hunt games and is storing the remaining supplies.
- **Potential Rule re: Property Upkeep in FLE Unit 2:** Scheduled for Executive Session on Feb 11, from 6pm-6:30pm.
- **Corner Homeowners with Vegetation Obstructing Visibility:** Scheduled for Executive Session on Feb 11, from 6pm-6:30pm.
- **Additional Authorized Signer to Bank Accounts:** On hold due to potential changes to Board membership.

NEW BUSINESS

- **Future Board Meeting Dates:** The next general meeting will feature a presentation by Astound and Placer County personnel about the broadband internet construction project that will begin in the neighborhood at the

end of January. It will be held on Tuesday, February 11, at 6:45pm at the Granite Bay library, to accommodate member attendance. The March meeting will be held on Thursday the 20th, at 6:00pm, at Bollinger's home.

- **HOA Dues:** As of today, 163 Unit 2 payments (62 still due) have been received – 146 were paid online (69 e-checks = 47% + 77 credit card payments = 53%) and 17 by physical check. Fourteen Unit 1 payments have been received – all were paid online (6 e-checks + 8 credit cards), and we expect around 30 total for the year. Member-at-large Russo, who has been providing online payment assistance when requested, has encountered a bit more resistance to paying online and a bit less need for assistance from members this year.
- **Need for New Board Members:** The Board feels strongly that another appeal should be made to find one or two new members to replace those completing their terms in March 2025. (Note that the Bylaws require a minimum of three Board members, but recommend five.) To entice new members, the Board approved the following incentives, which will be included in an e-blast and newsletter outreach:
 - Decrease the number of Board meetings from ten per year (currently no meetings in July or December) as follows: Eliminate the June meeting in 2025, for a total of nine meetings this year; eliminate both the February and June meetings in 2026, for a total of eight meetings next year.
 - Free admission to all paid FLEHA events for Board members (does not extend to family members), effective immediately.
 - Free HOA dues for Board members after they have served a full two-year term, effective as of 2026.

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