

Folsom Lake Estates Homeowners Association

March 20, 2025, 6:00pm

6107 Reservoir Court, Granite Bay

IN ATTENDANCE

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

OPEN FORUM/HOMEOWNER COMMENTS: A resident expressed concern about the suggestion (presented by a resident during Open Forum at the February Board meeting) to allow an Oakhills Elementary School student group to install and maintain raised garden beds in the FLE community park. The apprehension revolves around potential liability and fairness issues. Given the stated concerns, and since there has been no follow-up from the resident who made the request in February, the Board has closed this matter.

A resident inquired if the Board would be interested in including an emergency preparedness presentation at a Board meeting. President Shelton will share the provided presentation materials with the Board for their consideration.

A resident inquired if their child would be allowed to host a booth during the upcoming Egg Hunt event. The Board agreed to add mention of a Kids' Market Fair to the Egg Hunt announcements, to invite neighborhood children to "market their wares and talents," as long as they provide their own table and supplies.

REVIEW OF APPROVED FEBRUARY 2025 GENERAL MEETING MINUTES: No changes.

TREASURER'S REPORT: The current total balance of all accounts stands at \$243,687. Operating account balance is \$105,876, which is on track to meet FLEHA's 2025 budget requirements. Reserve account balance, which is distributed between a savings account and two CDs, is \$137,811 after adding \$12,964.18 from the 2024 budget on January 22, 2025. The balance provides a strong rating (82%) per the Browning Reserve Group's latest survey regarding FLEHA's ability to repair/replace major components in future years. Furthermore, it will enable FLEHA to maintain HOA dues at the current rate. The CDs are currently earning 3.5% in short-term accounts (1- to 3-month terms), which is where the Treasurer plans to keep the funds, potentially until summer, when other advantageous options may arise.

After a discussion of potential online payment platform alternatives, the Board voted unanimously to maintain its account with Cheddar Up for the foreseeable future.

COMMITTEE REPORTS:

- **Architectural Review:** Fence issue -- *For Executive Session*
- **Park:** Park Chairman Walt Worthge informed the Board of the five neighbor-approved spots in the vicinity of the park where he will install posts mounted with 12" x 18" "*SLOW DOWN*" signs. The Board approved the expenditure of \$100/sign.

VP Bollinger presented a resident's request to approve the installation of mosquito traps at the park. The Board approved the expenditure if the traps are installed and maintained by the residents in strategic locations (e.g., around the playground and picnic grove?), are securely fastened and out of reach of children, and are non-toxic to humans and pets. Bollinger will report back to the Board after sharing these conditions with the resident.

- **High-Speed Internet:** Per Astound, a total of 68 vaults have been installed. Those in Phase 1 and 2 are complete and the contractor has begun placing them in Phase 3.

OLD BUSINESSS

- **Social Events:** The plastic eggs have been ordered (half with candy, half with toys – a few will also be filled with cash). Bollinger is orchestrating the games and volunteers. See note above in Open Forum about adding the Kids' Market Fair this year.

- **Potential Rule re: Property Upkeep in FLE Unit 2:** *For Executive Session*
- **Corner Homeowners with Vegetation Still Obstructing Visibility:** *For Executive Session*
- **Additional Authorized Signer to Bank Accounts:** Secretary Vadnais is now an authorized signer.
- **HOA Dues:** All paid.

NEW BUSINESS

- **New & Retiring Board Members:** The Board extended thanks to Sharon Russo for serving on the Board for eight years as Member-at-Large, and welcomed Ryan Overman as the newest member, who will assume the same role.
- **Future Board Meeting Dates:** The next meeting is scheduled for Thursday, 4/24, at 5:30pm, at Bollinger's home, followed by May 15, 6pm, at Vadnais' home. No meetings in June or July.

The meeting was adjourned at 7:30pm, 5/0/0.

The Board held an Executive Session immediately after the general meeting