

Folsom Lake Estates Homeowners Association

Board Meeting

April 24, 2025, 6:00pm
FLE Community Park, Granite Bay

IN ATTENDANCE

- **Board Members:** Linda Bollinger, Brian Mulrooney, Ryan Overman, Marcie Shelton, and Chris Vadnais
- **Unit 2:** * Susan Moss, Julie Bidwell, Richard & Jacky Swain, Milissa & Ali Ezzet, Jaime Welcher, Cathy McBride, Obie Scott, Carl Johnson, Jeff & Cathy Coontz, Bob & Linda Pierce, Debby Gale (** only those who signed the attendance book are included on the list*)
- **Unit 1:**

OPEN FORUM/HOMEOWNER COMMENTS: Member input on proposed rules governing lot maintenance and landscaping height at corner lots.

Introduction and Process Overview:

- After the Board and attendees introduced themselves, Board President Marcie Shelton explained the purpose of the open forum section of the meeting: to gather feedback on the proposed rules, but not to solve issues or make any decisions yet.
- Shelton and the Board members summarized the process for approving an HOA rule. She also explained the impetus for the drafting of these specific rules: over the years the Board has received requests from residents to address neighborhood safety concerns related to corner lots (e.g., overgrown shrubs and trees obstructing visibility), as well as safety and home value concerns related to general property maintenance, (e.g., potential fire hazards from dead trees and brush plus the potential and actual risk of injury to people, animals, and property from falling dead trees/limbs). While the Board attempted to address these concerns through enforcement of the existing CC&Rs and specific notifications to homeowners, not all neighbors took the requested actions to mitigate issues on their properties. That led to the Board's implementation of a fine enforcement rule as well as the development of these proposed rules to achieve a measure of consistency and accountability in the neighborhood.
- The Board acknowledged that the announcement of the proposed rules might have been more positively received if a history of events had been included. They also emphasized that the true intent of the proposed rules was to address neighborhood safety issues, safeguard home values, and be reasonable and fair.
- The Board expressed their gratitude that residents had taken the time to respond to the call for feedback on the proposed rules by emailing their comments and/or attending the meeting, and suggested that a neighborhood committee might be formed to refine the rules.

Feedback on Proposed Rules:

Shelton invited attendees to share feedback on the proposed rules and other related matters. What follows is a summary, to the best of the Board's ability.

- Several attendees felt that the notifications they had received about corner and maintenance issues on their properties had been harsh, and would prefer a more neighborly, personal approach (either via phone or in-person contact) for resolving concerns, rather than strict or heavy-handed enforcement of rules.
- An attendee asked why the HOA would adopt guidelines in an older neighborhood like FLE, when the county had actually intended them for new construction neighborhoods.
- An attendee asked for clarification on which additions or external alterations require architectural review. The Board explained that it's only needed if the change requires permitting by the county. This and other pertinent information are included in FLEHA's CC&Rs, which every Unit 2 FLEHA homeowner is provided by their title company when purchasing a home in this neighborhood, and which are available on the HOA's website at www.fleha.org.
- An attendee expressed concern that the HOA is potentially overstepping its responsibility and insurance coverage by assuming the duty to address dangers on private properties (instead of only addressing hazards in common areas).

- An attendee asked for clarification on how the corner rule applies to properties with slopes. The Board indicated that the rules took natural slope into consideration, but will endeavor to clarify the language on this point.
- Several attendees inquired if the rules require that pillars and low walls on corners be removed. The Board assured them that they would not need to be removed.
- An attendee raised the issue of speeding (vehicles and bikes) at a specific neighborhood corner where no stop sign currently exists, and offered to spearhead a committee to investigate the possibility of adding a stop sign at that location.
- Several attendees expressed concern that if the bush and tree trimming aspects of the proposed rules were strictly enforced, it would diminish the beauty of our neighborhood's varied vegetation, causing it to resemble the newer, more manicured "cookie cutter" sections of town, such as Tree Lake, which the attendees dislike.
- Several attendees stressed that they love FLE because of the freedom and lack of "Big Brother" dictating how their properties should look, and they don't want the HOA to become overly restrictive.
- Several attendees stressed their concern that any and all rules be enforced fairly and consistently, as opposed to selectively. This sentiment extended to a concern that future Board members could be too officious and fine-happy, potentially interpreting the rules in a way that was unintended by the current Board. This makes it paramount that the language in the rules render them clear, objective, reasonable, enforceable, and consistent.
- An attendee requested clarification of what constitutes "overgrown" bushes/trees in the rules.
- Several attendees suggested that the rules should only apply to front yards.
- An attendee raised a concern about low visibility at the Barton/MacDuff entrance, because of low-hanging trees, and the drivers who cut the corner entering the neighborhood. The Board will investigate.
- An attendee asked why the Executive Session minutes are not published. The Board explained that privacy issues (e.g., discussing a specific neighbor's property and name) prevent the Board from sharing that information.
- A concern was raised that too many HOA rules could potentially discourage people from purchasing a home in FLE.
- Several attendees expressed concern that some FLE residents might have physical, financial, and time constraints that inhibit their ability to address property issues governed by the proposed rules. It was suggested that local service groups (e.g., Boy Scouts, youth groups, or neighborhood volunteers) might be enlisted to help those in need. Several attendees offered to attend a FLEHA workday to help neighbors with their properties and/or provide cleanup in common areas.

Next Steps/Action Items:

- The Board thanked the attendees for their involvement and made a commitment to aspire to a more collaborative approach.
- The Board will consider all feedback on the proposed rules.
- The Board will investigate possible solutions for visibility and safety concerns at specific corners.
- Follow-up letters will be sent to those who attended the meeting and signed the attendance book to inquire if they are interested in joining a committee to work together with neighbors and Board members to help refine the draft safety and maintenance rules.
- Once the committee is formed, the members will endeavor to develop clearer language for the proposed rules, with a focus on safety issues, and work with legal counsel to refine them.
- The committee and/or Board will explore options for involving the community and local volunteer groups in workdays for the benefit of FLE residents and the neighborhood common areas.

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

TREASURER'S REPORT: The current total balance of all accounts stands at \$230,583. The operating account balance is \$92,493, which is on track to meet FLEHA's 2025 budget requirements. The reserve account balance, which is distributed between a savings account and two CDs, is \$138,090; this provides a strong rating (83%) per the Browning Reserve Group's latest survey regarding FLEHA's ability to repair/replace major components in future years. CDs continue to earn 3.5%. The legal/accounting \$3,500 annual budget has already drawn \$2,736.

COMMITTEE REPORTS:

- **Architectural Review:** The Board questioned if one of the new construction homes in the neighborhood is exceeding allowable square footage and/or building into the setbacks. Secretary Vadnais is confirming.
- **Park:** The Board approved a budget of \$50 for Vadnais to repair one of the sports court gates. San Juan Water District has turned the water back on in the park and at the entrances, per the HOA's request. The Board approved the use of an herbicide (doesn't contain glyphosate) by Folsom Landscape Maintenance (FLM) around the trees at the park. The Board approved a \$500 expense for FLM to plant lavender at the north Auburn-Folsom/Oak Hill entrance (irrigation to be supplied by corner homeowners) and complete ten feet of weed

abatement to the south and north of the Oak Hill/Barton entrance. Treasurer Mulrooney will confer with FLM about potentially trimming trees at the Barton/MacDuff entrance, to enhance visibility.

- **High-Speed Internet:** Per Astound -- all vaults will be placed by May 2; PG&E is requesting that Astound move their trench further away from their utilities, which they're addressing; micro trenching will begin in the next two weeks; all construction work should be completed by June; and fiber splicing (the final stage to build the network to allow services to become active) is expected to be completed 3-4 weeks after completion of construction.

OLD BUSINESS

- **Social Events:** VP Bollinger reports that the search is under way for a band for the October 4 Concert in the Park event.

NEW BUSINESS

- **Board Vote:** Rules Governing Lot Maintenance and Landscaping Height at Corner Lots. The Board did not vote on the adoption of these rules, and agreed to continue to work on them with input from residents.
- **Future Board Meeting Dates:** Next meeting is May 15, 6pm, at the park. No meeting in June or July.
- **Potential Online Contact Form:** Deferred until next meeting.
- **Luminaries:** The volunteer who managed the project in 2024 has resigned. It's becoming increasingly more difficult to engage enough volunteers to run the operation the way it's historically been done. The Board approved the following streamlined process, which was recommended by and will be managed by Susan Moss: notifications about luminary orders via email and neighborhood signage; online orders only – due by 9/15; simplify the volunteer structure – details TBA; all orders will include 100 bags (eliminates manual counting) + 72 candles, which might raise the price by \$3; orders will NOT be delivered door-to-door – residents will pick up their orders on distribution day in October, during a 3-5-hour window, at Susan's house; the Board will take shifts fulfilling the orders during distribution day.

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