

# Folsom Lake Estates Homeowners Association

## Board Meeting

August 21, 2025, 6:00pm  
10015 Willey Court, Granite Bay

### IN ATTENDANCE

- **Board Members:** Brian Mulrooney, Ryan Overman, Marcie Shelton, and Chris Vadnais
- **Unit 2:** Susan Moss, Danyle & Peter Johansson
- **Unit 1:**

### OPEN FORUM/HOMEOWNER COMMENTS: N/A

### REVIEW OF APPROVED MAY 2025 GENERAL MEETING MINUTES: No updates.

**TREASURER'S REPORT:** The current total balance of all accounts stands at \$210,428. Operating account balance is \$71,445, 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 \$138,983. The balance 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. The CDs have earned approximately \$4,000 in interest to date. Member-at-Large Overman is investigating alternative secure investments for the funds currently in the CDs. Treasurer Mulrooney reported that only \$459 remains in the "Legal/Accounting" budget.

### COMMITTEE REPORTS:

- **Architectural Review:** Overman will contact Placer County about the poorly repaired trench on Oak Hill, which is located in front of the flag lot's driveway, just east of Barton Road.
- **Park:** Tree trimming was completed. The Board approved Mulrooney's request to pay Folsom Landscape Maintenance \$700 to clear the creek and remove a dead tree. The Board wondered about the status of the "slow down" road signs that Walt Worthge was championing, and heard that the county might be installing them instead. Susan Moss to follow up.
- **High-Speed Internet (update from Astound):**
  - The first and second phases (sections of neighborhood) have been fitted with conduit.
  - By 8/27 the fiber should be completely placed into the conduit in the first two phases.
  - Splicing (placing fiber into conduit and then splicing terminals to build the network to connect the houses in the first two phases) should begin on 8/27. They'll use bucket trucks and "campers" (splicing labs).
  - Once they begin building the network, the contractors will start bringing conduit and fiber directly to the homes that have expressed interest in service. This will hopefully begin on 9/1.
  - Their goal is to complete service installation to at least a couple of homes (in the first two phases) by mid-September (hopefully by 9/19).
  - RE: restoring the streets after Astound completes all work in the entire neighborhood. Astound is currently doing rough patching over the trenches. Later in the project they will restore the rough patches with smoother 24-inch "overcuts" over the trench lines (12 inches on each side); this level of restoration was approved by the county at the beginning of the project. Astound claims that the county mentioned that they would do some paving/restoration work on the roads after the internet project is complete, but the extent of their restoration plans is unknown at this time. Astound will contact the county for more details on the county's restoration plans and will provide an update. A FLE resident has volunteered to work on this issue.
  - Astound offered to attend a Board meeting again to provide a progress report presentation. The Board prefers a formal written update or continuously updated website for residents to access. Susan Moss will follow up.

- **Fire Safety & Property Maintenance:** Shelton met with the newly formed committee twice in June to discuss the property and corner maintenance rules that were recently proposed by the Board. Their recommendations are as follows: forgo these specific HOA rules, for now, and instead rely on county fire guidelines and rules; make the neighborhood fire safety issues the HOA's priority, followed by corner lot and general maintenance issues; work on building better relationships with residents through a "welcoming committee" that would offer resources and education opportunities and endeavor to help residents find solutions for achieving appropriate fire safety and property maintenance standards; initiate periodic onboarding meetings to introduce new (or established) residents with FLEHA's community, resources, and CC&Rs, etc.; continue with letter notifications to homeowners with property maintenance and/or safety issues, when necessary, with attention to using kind language; offer three options to homeowners for resolving their property issues -- take care of the issues themselves OR request the name(s) of a vendor used by FLEHA (FLEHA may not have a vendor for every type of issue) OR seek help from a FLEHA work committee/work day (potentially to be established in the future) if the cost to mitigate the issues is prohibitive.

### **OLD BUSINESS**

- **Social Events:** Our National Night Out event had its lowest-ever attendance this year. The timing of the event (first Tuesday of August), which is dictated by the National Association of Town Watch, has always been problematic due to typically high temperatures plus summer vacation/start-of-school activities. The Board approved discontinuing the event. Music in the Park: Overman and President Shelton both volunteered to represent the Board and assist at the event on Saturday, October 4, from 4-6pm and 4-7pm, respectively. Once VP Bollinger presents the 2026 events calendar, the Board members will each select two events to attend/assist.

### **NEW BUSINESS**

- **Future Board Meeting Dates:** The next meeting will be held on Thursday, September 18, 6pm, at Shelton's house. Subsequently, we will meet on Tuesday, October 14, and Thursday, November 13, both at 6pm, locations to be determined. November is the final meeting of the year, at which the Board will complete approvals for the 2026 annual budget and events calendar. The Annual Policy Statement components (including budget) are distributed to HOA members in January.
- **Luminaries:** Promotion has begun and orders are coming in.
- **Blood Drive:** Susan Moss has offered to investigate holding an annual blood drive again in the neighborhood.
- **Survey:** Secretary Vadnais inquired if the Board would like to revive this project. Shelton will find the latest version on the Survey Monkey account so that the Board can review it.

***The meeting was adjourned at 7:30pm, 4/0/0.***

***Executive Session was held immediately after the general meeting.***