

Folsom Lake Estates Homeowners Association

Board Meeting Minutes

September 18, 2025, 6:00pm
10015 Willey Court, Granite Bay

IN ATTENDANCE

- **Board Members:** Brian Mulrooney, Marcie Shelton, and Chris Vadnais
- **Unit 2:** Susan Moss, Inna Kashtan, and Obie Scott
- **Unit 1:**

OPEN FORUM/HOMEOWNER COMMENTS: A resident submitted a concern for the Board about losing homeowners insurance, due to fire risk. The Board feels that this issue falls outside of the HOA's domain, but suggested that all residents consider increasing the fire safety on their properties and researching ideas through Fire Wise and other local resources.

REVIEW OF APPROVED AUGUST 2025 GENERAL MEETING MINUTES:

TREASURER'S REPORT: The current total balance of all accounts stands at \$212,108. Operating account balance is \$72,529, 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 \$139,579. 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. Treasurer Mulrooney reported that the budget is on track, luminary and demand document income has been flowing in, and the CDs have earned almost \$5,000 to date.

COMMITTEE REPORTS:

- **Architectural Review:** Member-at-Large Overman to check with the county and PG&E regarding the for-sale signage and poorly repaired trench related to the flag lot house that is for sale near the corner of Oak Hill and Barton.
- **Park:** Committee chairman Walt Worthge reported that he mounted the "slow down" road signs near the park.
- **High-Speed Internet (as reported by Astound):**
 - The contractors have completed micro conduit in phases 1-4. They are currently 50% completed with phase 5, hoping to be 100% complete by end of week. Phase 6 conduit placement is slated to start next week.
 - Fiber has been placed in phases 1 and 2. Phase 1 is ready for service, and there are a few customers scheduled to get their services installed over the next few days. Phase 2 will be ready for service early next week. Fiber placement for phase 3 is scheduled for Friday.
- **Fire Safety & Property Maintenance:** The committee is meeting next week. President Shelton will explore solutions with the group for the ongoing concerns about neighbors and non-neighbors speeding/disregarding stop signs in our neighborhood, potentially requesting help from CHP. She will also contact the county about adding signs to alert drivers of bus stop locations. An alert about safe driving will be added to the next newsletter.

OLD BUSINESS

- **Social Events:** VP Bollinger to provide an update.
- **Luminaries:** The order deadline was September 15. We received just under 50% of last year's total orders, which was anticipated, given that it rained last year and many residents already had supplies. Luminary orders will be distributed on Saturday, October 18, between 3-6pm, at a neighborhood location. The Board will handle 1-hour shifts.
- **Survey:** The Board agreed to develop a new neighborhood survey (maximum of 10 questions) by the January 2026 meeting, with distribution planned for February. Some high-priority topics include social events, park amenities, and road safety. Shelton will ask the fire safety and property maintenance committee for question

suggestions. Secretary Vadnais will be project lead.

NEW BUSINESS

- **Future Board Meeting Dates:** The next meeting is Tuesday, October 14, followed by the final meeting of the year on Thursday, November 13. Both will be held at 6pm at Shelton's house.

The meeting was adjourned at 6:45pm, 3/0/0.