

Folsom Lake Estates Homeowners Association

Board Meeting

November 13, 2025, 6:00pm
10015 Willey Court, Granite Bay

IN ATTENDANCE

- **Board Members:** Linda Bollinger, Brian Mulrooney, Ryan Overman, Marcie Shelton, and Chris Vadnais
- **Unit 2:** Susan Moss
- **Unit 1:**

OPEN FORUM/HOMEOWNER COMMENTS: N/A

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

TREASURER'S REPORT: The current total balance of all accounts stands at \$199,820. Operating account balance is \$60,240, 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 \$139,580. The balance provides a strong rating (76%) per the Browning Reserve Group's latest survey regarding FLEHA's ability to repair/replace major components in future years. Treasurer Mulrooney expects an approximate surplus of \$8,000 by end of year, which will be transferred into the reserve account. The proposed 2026 annual budget of \$85,900 was approved unanimously by the Board. The Board discussed the possibility of increasing FLEHA's fee for demand documents; discussion to be continued.

COMMITTEE REPORTS

- **Architectural Review:** N/A
- **Park:** The lock on the side gate of the sports court was vandalized again. The Board voted to add solar-powered cameras and motion-sensor lights to the court, as a deterrent. Secretary Vadnais will purchase and install the equipment.
- **High-Speed Internet (update from Astound):** Road restoration/repair (24-inch repairs on the trenches) is complete in phases 1-4; phases 5-6 should be completed by end of November, weather permitting. The sales team continues to set up residential service in the completed phases. Susan Moss will reach out to the residents who offered to spearhead the county road pavement, once Astound's repairs are complete.
- **Fire Safety & Property Maintenance:** The committee met 2 weeks ago. Their focus is on revising the proposed property maintenance rules, drafts of which will be shared with the Board in January. They would also like to provide ongoing newsletter announcements regarding safety and property maintenance.

OLD BUSINESS

- **Social Events:** For 2026 the Board approved the following event dates -- Egg hunt: Sunday, March 22, 3pm; Concert in the Park: Saturday, October 3, 5-8pm; and Santa Cruise: Thursday, December 24, 12-1:30pm. For this year's Santa Cruise, VP Bollinger will procure cookies, hot drinks, and a Santa throne for the park portion of the event; and Susan Moss will manage candy canes, Santa, and photos at the park. Santa's red ride and chauffeur are being finalized. Board members Bollinger, Shelton, and Overman offered to attend the event.
- **Survey:** The Board discussed changes to the survey. President Shelton will make the revisions and then provide the new version to the Board for one final look at the January meeting, with distribution planned for February.
- **Board Election:** As discussed at the previous Board meeting, the following three Board members' terms expire in March 2026: President Shelton, Treasurer Mulrooney, and VP Bollinger. Mulrooney is departing; Shelton will stay on, but prefers to switch roles; and Bollinger will stay on unless multiple Board member volunteers come forward. Information about the election and how to submit candidacy forms (due by December 12) was included in the Nov-Dec newsletter and also e-blasted; reminder e-blasts will follow. The Board will consider adding a Unit 1 representative (non-voting) after the Board election is complete.
- **Luminaries:** This year's process was considerably streamlined (very few volunteers needed) and successful, by all accounts, although approximately 10 residents neglected to pick up their supplies on distribution day, despite multiple reminders. We will follow this same process for 2026, and Mulrooney will hold distribution day at his home.

NEW BUSINESS

- **Future Board Meeting Dates/2026 Schedule:** The Board unanimously voted to reduce the number of Board meetings per year to six (every other month), effective in 2026. The next general meeting is Thursday, January 15, 5-6pm, at Shelton's home, followed by the annual Board dinner from 6-8pm.
- **Annual Policy Statement:** This packet includes the annual policy statement, annual budget, electronic consent form, delinquent assessment collection policy, reserve study, and insurance disclosure. All items are updated for 2026 and will be published on the website by January 1. Notification will be sent by email and included in the Jan-Feb newsletter. The Board agreed that the packet is due for a legal review in 2026, along with the Bylaws and the fine policy.
- **HOA Dues:** Annual HOA dues will be maintained at \$350 (Unit 2) and \$140 (Unit 1) in 2026. Notifications will kick off by mail and email on January 1, continue as weekly and daily e-blasts throughout the month of January, and also be included in the Jan-Feb newsletter.
- **2026-27 Neighborhood Directory:** The HOA dues mailings will collect contact info/permission to be included in the next edition of the newsletter. The goal is to have the directories printed and distributed by May.

The meeting was adjourned at 7:35pm, 5/0/0.