

Folsom Lake Estates Homeowners Association

Board Meeting

January 15, 2026, 5:00pm
10015 Willey Court, Granite Bay

IN ATTENDANCE

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

OPEN FORUM/HOMEOWNER COMMENTS: A resident inquired if it would be possible to paint the tennis court for pickleball and purchase portable/rolling pickleball nets. Another asked about installing lights on the court. Since there is currently no electricity in the park and the court has seen a recent uptick in vandalism, these are upgrades that would present financial and security challenges. The Board will consider the requests if there is sufficient interest on the upcoming neighborhood survey. Another resident suggested installing benches at the neighborhood bus stops, which the Board agreed to investigate.

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

TREASURER'S REPORT: The current total balance of all accounts stands at \$226,034. Operating account balance is \$74,515, which is on track to meet FLEHA's 2026 budget requirements. The reserve account balance, which is distributed between a savings account and two CDs, is \$151,519. The balance provides a strong rating (91%) per the Browning Reserve Group's latest survey regarding FLEHA's ability to repair/replace major components in future years.

The Board decided not to increase demand document fees at this time.

The Board discussed whether there are any Bylaws restricting how the reserve account funds are invested. Ryan Overman, who will be taking over the Treasurer role, will investigate.

COMMITTEE REPORTS:

- **Architectural Review:** N/A
- **Park:** The Board approved the purchase of additional security items for the sports court: bolts to permanently close the side gate; stronger chain and welding services for the lock on the front gate; and "Please lock the gate after use" signs for the front gate. Waiting on the solar-powered video cameras and lights that Secretary Vadnais offered to order and install. Walt Worthge apprised the Board that the park fared well during the recent rain storms.
- **High-Speed Internet:** All work is complete and the installations continue. Several residents have expressed interest in getting our neighborhood streets repaved, now that Astound's work is done. Outgoing Treasurer Brian Mulrooney has volunteered to work with the county to help with this endeavor, along with another resident.
- **Fire Safety & Property Maintenance:** The committee proposed revised operating rules and guidelines governing lot maintenance and related road safety, which stress safety rather than esthetics. The Board would still enforce the rules, but the committee would be willing to make the first friendly contact with residents when repair or maintenance is needed. The Board decided to table full discussion until the March meeting, when the committee members will hopefully be able to attend.

OLD BUSINESS

- **Social Events:** Given that FLEHA's Xmas eve luminary event has been rained out two years in a row, the Board considered adding a standing rain date of either Xmas day or New Year's Eve. The Board voted leave the event as is (on Xmas eve with no rain date), due to the logistical challenges of having a back-up date, plus the tradition of visitors driving through the neighborhood on Xmas eve. We're looking for teens to help run games at the annual Egg Hunt on March 22 (3-5pm) – a notice will be included in the March/April newsletter. The Board approved the purchase of a new Santa suit.

- **Survey:** Scheduled to distribute in February, after the Board provides final feedback.
- **Board Election:** Following an uncontested ballot, Richard Swain will be joining the Board in March, taking over for Ryan Overman as Member-at-Large. Overman will assume the post of Treasurer, at least until August of this year. The Board will announce the addition of, and seek to fill, a Unit 1 representative position around mid-year.
- **Legal Review of Annual Policy Statement, Fine Policy, CC&R, and Bylaws:** The Board will soon enlist the services of FLEHA's attorney to complete a legal review of the aforementioned documents.
- **HOA Dues/Neighborhood Directory:** Dues payments are streaming in. Once collection is complete, work on the directory will begin. As mentioned in all of the HOA dues reminders, in order for HOA members to have their phone/email included in the directory, they must complete the contact form that is part of the online payment process (or request a paper copy). If no form is received, then the only information that will be included is the member's name and FLE address.

NEW BUSINESS

- **Future Board Meeting Dates:** Next meeting is Thursday, March 19, 6pm, at President Shelton's home.

The meeting was adjourned at 6:14pm, 4/0/0.