

# Folsom Lake Estates Homeowners Association

## Board Meeting

March 19, 2026, 6:00pm  
10015 Willey Court, Granite Bay

### IN ATTENDANCE

- **Board Members:** Linda Bollinger, Brian Mulrooney, Marcie Shelton, Richard Swain, and Chris Vadnais
- **Unit 2:** Susan Moss, Peter & Danyle Johansson, Obie Scott, and Amir Jafarinejad
- **Unit 1:** Walt Worthge

**OPEN FORUM/HOMEOWNER COMMENTS:** Unit 2 homeowner Amir Jafarinejad presented a proposal to the Board to renovate the sports court, to include removing damaged surface material, repairing the base, and installing new weather-resistant court surfacing (this would address the current surface flaws, such as slipperiness and puddling); repainting distinct 2-tone lines/colors for basketball, tennis, and two new correctly-sized pickleball courts facing north and south/perpendicular to the tennis court, to eliminate staring into the sun; purchasing rollaway pickleball nets that would be locked when not in use; adding solar lighting for evening play; and adding signage for court rules and regulations, including allowable hours of play. He shared two written cost estimates for the resurfacing work (both approximately \$13,000), and verbal estimates for the rollaway nets (\$1,200-\$1,500). He attested that pickleball is a very popular sport because it's easy to learn and therefore appeals to young and old. There is currently a group of 8-10 adults who regularly play the game at the FLE sports court, and he would like to establish ongoing games and lessons for kids, couples, and older folks. In sum, he feels that there is strong enough pickleball interest among FLE residents to support this investment, and he is willing to spearhead the project. The Board will consider his proposal and follow up shortly.

Another resident submitted a concern about visibility and traffic speed near their property, and the Board will investigate to see if they have any jurisdiction.

**REVIEW OF APPROVED JANUARY 2026 GENERAL MEETING MINUTES:** No changes.

**TREASURER'S REPORT:** The current total balance of all accounts stands at \$257,243. Operating account balance is \$104,987, which is on track to meet FLEHA's 2026 budget requirements. Reserve account balance, which is distributed between a savings account and two CDs, is \$152,256. 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.

### COMMITTEE REPORTS:

- **Architectural Review:** A 200-square-foot closet addition was submitted and approved by the ARC and the Board.
- **Park:** To address ongoing vandalism at the sports court, the following measures were implemented: two solar-powered motion-sensor cameras were installed; the side gate was bolted shut; a stronger soldered chain was added to the front gate lock; and signs reminding users to lock the gate were approved and will be installed. The water for the park and entrances was turned back on for the season with San Juan Water District on March 9. Folsom Landscape Maintenance will fill two holes in the park created by the heavy rains and turn off the grass irrigation prior to the Egg Hunt. The Board approved the purchase of a new tennis court strap, which will be ordered and installed by Secretary Vadnais. The Board approved an expenditure of \$2,000 to Folsom Landscape Maintenance to replenish the tan bark at all three neighborhood entrances.
- **Fire Safety & Property Maintenance:** President Shelton solicited feedback from the Board on the revised operating rules and guidelines governing lot maintenance and related road safety that the committee recently produced. The overarching principles of the revision are to address safety issues (e.g., landscaping along roads trimmed to ensure emergency vehicle access to homes and fire hydrants as well as full visibility of stop signs, etc.), as opposed to esthetics, and to do so in a neighborly way. As such, rules will be enforced by the Board, consistent with FLEHA's fine policy, but the committee will make the first friendly in-person approach to residents identified as having property issues that require attention. The committee hopes to offer community work days to assist affected homeowners with property remediation, and will collaborate with the Board to bring those to fruition. The Board's discussion led to the following recommendations about the proposed policy: visuals are helpful, wherever appropriate (e.g., the triangle of visibility on corners); don't reference Unit 1 in the document, since they're not governed by FLEHA's CC&Rs; possibly include fencing disrepair under the property maintenance section; and non-operating vehicles parked in driveways will not be addressed in the document but rather through the County rule and/or FLEHA's nuisance clause, unless the vehicles are considered a fire hazard. The

recent survey results ranked neighborhood safety issues as a top concern, which aligns with the proposed policy. Announcement of the proposed policy will be timed such that the requisite 30-day comment period will coincide with the May 13, 2026, Board meeting, which will be held at the FLE park.

### **OLD BUSINESS**

- **Social Events:** VP Bollinger has all volunteers (Walt Worthge, Melissa Lamberti, Hatty Cullen, and Susan Moss) and supplies (2,000 filled plastic eggs, five dozen fresh eggs, cash, and chocolate bunny prizes) in place for the Egg Hunt event this Sunday, from 3-5pm. She'll bring a first aid kit and extra bags in case someone forgets their basket. Bollinger suggested that the Board approve an additional 2026 social event – a Driveway Potluck – to be held on May 30, from 4-6pm. It will feature three host homes, in close proximity to each other and the FLE park, each using their driveway as the setting for one course of a meal – appetizers and refreshments, heavy appetizers, or desserts – and concluding at the park. Three homeowners have already volunteered as hosts. FLEHA members will be invited to attend and RSVP via e-blast, and will then be assigned to bring the appropriate food/beverage items to one driveway location. The Board approved the event as well as a small budget for each host home plus a PortaPotty at the park. Bollinger also reserved the band from last year's Music in the Park to reprise their performance at this year's October 3 event.
- **Survey Results:** Secretary Vadnais volunteered to summarize the results of the recent neighborhood survey, which will publish in the May-June newsletter and also via e-blast.
- **HOA Dues:** One Unit 2 homeowner is delinquent and will have a lien placed on their property unless they pay by May. FLEHA's attorney is reviewing the HOA's late dues fine policy. As of this date there are 26 paid and 1 free (in exchange for using their electricity at the park during social events) Unit 1 memberships.
- **Insurance Policies:** The premiums and deductibles on FLEHA's insurance policies are increasing. The broker has been asked to request a second look with Philadelphia Insurance, and the Board is looking into competitive bids.

### **NEW BUSINESS**

- **Board Election Results/New Board Positions:** This year one Board member retired (Brian Mulrooney, Treasurer) and only one resident volunteered to join the Board (Richard Swain), thus eliminating the requirement of holding a Board election, (per Section 7.06 of FLEHA's revised Bylaws). Ryan Overman, previously serving as Member-at-Large, will take over the position of Treasurer, effective today. Swain will move into the Member-at-Large seat, and all other Board members will stay in their current positions for the remainder of their terms (Marcie Shelton, President; Linda Bollinger, VP, and Chris Vadnais, Secretary). Swain will assume the responsibilities as Board liaison to the road repaving effort (along with Unit 2 resident Nancy Hartmeier) and the Fire Safety & Property Maintenance committee.
- **Central FLEHA phone number:** President Shelton suggested implementing a dedicated phone line, such as Google Voice, for member inquiries. TBD.
- **Future Board Meeting Dates:** Next meeting is Wednesday, May 13, 6pm, at the FLE neighborhood park.

***The meeting was adjourned at 8:20pm, 5/0/0.***