

Folsom Lake Estates Homeowners Association

Board Meeting

May 13, 2026, 6:00pm

Folsom Lake Estates Community Park

IN ATTENDANCE

- **Board Members:** Linda Bollinger, Brian Mulrooney, Ryan Overman, and Marcie Shelton
- **Unit 2:** Susan Moss, Peter & Danyle Johansson, Linda & Bob Pierce, Fran Fisher, Jeffrey Leni, and Julie Bidwell
- **Unit 1:**

OPEN FORUM/HOMEOWNER COMMENTS, INCLUDING COMMENTS ABOUT PROPOSED NEW OPERATING RULES:

The Board and HOA members discussed proposed operating rules related to property maintenance, landscaping, and neighborhood safety, with much of the conversation focused on balancing safety concerns against fears of overreach by the HOA.

Several residents raised concerns about visibility and traffic safety at neighborhood corners, particularly where overgrown hedges, bushes, or landscaping obstruct sight lines. One homeowner described nearly being hit while walking because a driver could not see around overgrown vegetation, while others emphasized long-standing concerns about speeding, stop sign violations, scooters, and pedestrian safety. Some residents supported adopting "common sense" landscaping standards to improve visibility and reduce hazards.

Others expressed concern that the proposed rules were too broad and subjective, particularly the maintenance provisions. Homeowners questioned whether the HOA already had authority under the CC&Rs and worried the new rules could allow neighbors to target one another over aesthetic issues rather than legitimate safety concerns. Several residents emphasized that fire safety is already governed by Placer County ordinances and argued the HOA should rely on existing county enforcement mechanisms instead of creating additional HOA rules. There was also concern that future Boards could interpret or enforce the rules more aggressively, creating a "big brother" atmosphere or exposing the HOA to liability claims.

Board members clarified that the intent of the proposal was to address safety concerns brought forward by residents, not to police aesthetics. They explained that enforcement would require Board review and agreement before action could be taken, and noted that the Board had already revised the draft rules put forth in 2025 after homeowner feedback and committee review. Board representatives also referenced existing CC&R provisions regarding corner lot setbacks and visibility requirements, as well as examples of lawsuits involving sight-line maintenance, to explain why the issue was being considered.

A recurring theme throughout the discussion was the challenge of finding the right balance between neighborhood safety, reasonable property maintenance, individual property rights, and limited HOA authority. Some homeowners favored relying primarily on education, reminders, and county enforcement, while others felt stronger HOA involvement was necessary because prior attempts to resolve issues informally had not been effective.

The Board emphasized that no final decision had been made and encouraged continued homeowner participation in the committee process. Residents were invited to review, revise, and provide additional feedback on the proposed rules, particularly by joining the committee, so the community could work toward a solution that addresses safety concerns without becoming overly restrictive.

On a different subject, Unit 2 member Jeff Leni shared that there are some innovative approaches to road safety that are being implemented in other parts of the world (e.g., eliminate stop signs; use zigzags; etc.) that appear to be having positive impacts on traffic and speeding, and suggested that FLEHA might investigate them for our neighborhood.

REVIEW OF APPROVED MARCH 2026 GENERAL MEETING MINUTES: No changes.

TREASURER'S REPORT: The current total balance of all accounts stands at \$249,020. Operating account balance is \$96,762, 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 \$152,258. 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. Upcoming expenses include the directory and tree removal in the park.

COMMITTEE REPORTS:

- **Architectural Review:** A resident submitted roofing plans, which were approved.
- **Park:** Secretary Vadnais and former Treasurer Mulrooney cut up and removed part of a tree that fell during a recent storm. The remainder of that tree as well as a redwood that was knocked down will be removed by an arborist. The annual dry brush removal by Folsom Landscaping will be postponed until the trees are addressed. Unit 2 member Jeff Leni presented cost information for creating pickleball courts on the existing sports court, as follow up to the discussion with Unit 2 member Amar Jafarinejad during the March Board meeting. The cost will be \$12,500 for the following: conduct a flood test, fill low spots, patch 3 cracks, apply 2 coats of base coating, restripe for 2 pickleball courts, 1 tennis court, and 2 basketball areas. The cost will be \$3,500 for 2 industrial-quality, non-folding, rollaway pickleball nets. The cost is estimated at \$1,500 for materials to build a locking storage structure (3' tall x 3' deep x 25' long) with roof shingles for the rollaway nets, which will be located in the back far corner of the sports court, and will be built by Leni and Jafarinejad. Total proposed cost: \$17,500. Lighting for the sports court is not included, but could potentially be added at some point, along with solar lights with timers for the park. Leni will research costs for converting the current sports court gate into one that is self-locking along with keypad locks for both the gate and the storage structure, and will present his findings at the next Board meeting. This project, a capital expense, was not budgeted for 2026. The Board made a motion to approve the expenditure, which passed unanimously, with the caveat that Leni and Jafarinejad research potentially smaller and less expensive options for the nets and storage structure.
- **Fire Safety & Property Maintenance:** No updates.

OLD BUSINESSS

- **Social Events/Driveway Potluck:** VP Bollinger reported that there are currently 20 "yes" RSVPs for the June 6 Driveway Potluck event, and the deadline to register is May 23. Two weeks before the event, she will assign all attendees to one of three host spots and the corresponding tasks. FLEHA will provide napkins, cups, plates, and garbage bags for all locations, as well as a PortaPotty for the park, which is the final event spot.
- **Neighborhood Directory:** The finished product should be available in the next couple of weeks. As always, copies will be distributed door-to-door by the Board. For efficiency, the Board will complete their annual neighborhood fire safety and road/traffic visibility assessments at the same time.
- **Central phone number/FLEHA MessageLine:** The voice mailbox was established, with a phone number of 916-287-3250. It has been publicized in emails and the newsletter, is listed on the website, and will be printed on the front cover of the upcoming neighborhood directory. No messages have yet been received.

NEW BUSINESS

- **Future Board Meeting Dates:** Next meeting is Thursday, July 16, 6pm, at the FLE park. The subsequent meeting will be held on Thursday, September 17, 6pm, at the FLE park.

The meeting was adjourned at 7:25pm, 4/0/0