Folsom Lake Estates Homeowners Association
Board Meeting
September 17, 2026, 6:00pm
Folsom Lake Estates Community Park

IN ATTENDANCE

- **Board Members**: Linda Bollinger, Richard Swain, Ryan Overman, and Marcie Shelton
- **Unit 2:** Susan Moss, Amir Jafarinejad, and Linda Pierce
- **Unit 1:** Walt Worthge

OPEN FORUM/HOMEOWNER COMMENTS:

- Unit 1 resident/park committee chairman Walt Worthge will work with HOA Admin Manager Susan Moss to create a welcome packet for new Unit 1 homeowners, in response to a request for them to receive information about the neighborhood and joining the HOA soon after moving in. Currently, only Unit 2 residents, who are automatic HOA members, receive HOA correspondence immediately upon purchasing their home, as a result of the demand document step of the home-buying process that is only required for Unit 2 homes.
- Board VP Bollinger spoke with a resident who is interested in assisting with the road re-paving efforts with the county, and will relay her contact information to Moss.
- Board President Shelton shared two letters sent to the Board by homeowners inquiring if there are Board-member term limits. Both homeowners suggested that having no term limits might be inhibiting new and fresh ideas and perspectives. Board members pointed out that it was the dearth of candidates for annual Board member elections that had necessitated current members staying on for additional terms. The Board, led by Shelton, will attempt to generate more interest in Board membership at the upcoming Music in the Park event (perhaps with an info booth plus "Ask Me About the HOA" name tags for current Board members) and a fresh look at Board job descriptions plus the announcement of position-specific openings in 2027 (President and Secretary) for the November election materials. The possibility of long-running Board members who step down taking on more of an "emeritus" role was considered. Additionally, the Board will introduce the opportunity to add one or more non-voting Unit 1 Board members in 2027. Converting to an electronic voting process, which would require a change to the Bylaws, was also discussed.
- Regarding how information is transferred from retiring Board members to new ones, an inquiry was made about how FLEHA documents are currently stored (documents are currently in boxes plus stored in email, desktop, and website), and whether important items should be digitized for easier reference as Board positions turn over.

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

TREASURER'S REPORT: The current total balance of all accounts stands at $195,573. Operating account balance is $43,313, 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 $152,261. 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. Board Treasurer Overman announced that FLEHA currently has $76 left in the budget for the year compared with what was allotted for the year, after unplanned expenditures of $15,000 for the sports court updates, $8,200 for tree mitigation at the park, and higher-than-budgeted legal and accounting fees. VP Bollinger shared that there will be a surplus in the social events budget, and the Board speculated that there may be other line items that will come in under budget as well.

COMMITTEE REPORTS:

- **Architectural Review:** A Unit 2 homeowner inquired about ARC requirements for a front-door safety rail, and was advised that it is not necessary, but might be worthwhile from a resale perspective.
- **Park**:
    - Unit 2 resident Amir Jafarinejad, who, along with Jeff Leni, led the sports court renovations, provided a tour of the new keypad gate entry and pickleball courts. Note to all HOA members: if the code doesn't work, press "C" to clear the keypad and re-enter the code. Jafarinejad has offered to provide free pickleball lessons on the second Sunday of every month, starting in October. An e-blast and signage announcing the lessons will be generated. Once sufficient interest exists, he hopes to establish a pickleball league.

- Worthge reattached the tetherball and zip tied the soccer nets. A neighbor asked him if the HOA could add a batting cage to the park, and the Board suggested they use the nearby park's cage and/or attempt to generate interest within the neighborhood to add our own, and then present the idea to the Board.

- **Fire Safety & Property Maintenance:**
  - Update on August 20 committee meeting: Board Member-at-Large Swain reminded attendees of two items from the committee's June meeting -- they have decided to focus on fire safety, and Worthge joined the committee to represent Unit 1. The committee is working toward FireWise certification for the neighborhood, a program designed to help reduce fire risk. The first step is to submit an assessment of our neighborhood. To that end, the committee members each evaluated a section of the neighborhood this week to identify potential fire safety issues, such as: wooden fence/attachment to the house; foliage up against the house; flammable roofing material; wood siding; and other similar risks. They'll collate the collected data to determine the community's overall fire-risk profile, then submit the findings for FireWise designation, which is expected to take several months. Insurance companies view the FireWise designation favorably, which could positively impact residents' homeowner insurance rates. The committee also discussed developing an action plan for community fire-safety education. A concern was raised during the Board meeting regarding the flammability of Folsom Lake, given its proximity to our neighborhood, and Swain shared that the county appears to have begun addressing the park starting in Auburn and moving south toward FLEHA's area. No one in attendance, other than Moss, had heard that Placer County had recently earned a more favorable fire-risk rating.
  - First Responder Fair: Swain reminded the Board and attendees of the event, which will be held on October 3, 10am-1:30pm, at the Granite Bay Park on Douglas/Barton.

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- **Social Events**:
  - October 3, 5-8pm, Music in the Park event: Logistics are in place, with the following vendors secured -- Robert's Pizza truck, Julz Ice Cream truck, Williams' Bounce House, Carolyn Balloon Twister, and Walk the Dawg band. Moss will arrange for additional trash bags and have the irrigation turned off in advance with the landscape maintenance company. Bollinger will order the porta potty.
  - Luminaries: Given that the event was rained out for the past two years and most residents already have supplies, the Board decided not to manage group supply orders this year. Information on ordering supplies online is being emailed to all HOA members and will be provided separately to new and non-HOA-member Unit 1 neighbors as well.
- **Fire Safety/Visibility Homeowner Notifications:** Shelton and Moss will review the Board members' assessments to ensure consistency before notifications are sent.

NEW BUSINESS

- **Future Board Meeting Dates:** The final meeting of 2026 will be held on Thursday, November 12, 6pm, at Shelton's home. Swain will not be in attendance.
- **New process to file property complaints with the county based on existing code:** Unit 2 resident Linda Pierce mentioned that the county offers the equivalent of a small claims court for property disputes, mediated by volunteers, and suggested that it might be a useful alternative to having the Board arbitrate for homeowners. She'll follow up with details to Moss.
- **Attorney review of our HOA's fines:** Shelton will work with Moss to update the language in the HOA's fine policy and dues assessments (re: delinquent payments) to ensure it is legally correct.

The meeting was adjourned at 7:22pm, 4/0/0.