Folsom Lake Estates Homeowners Association
Board Meeting
November 12, 2026, 6:00pm
10015 Willey Court

IN ATTENDANCE

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

OPEN FORUM/HOMEOWNER COMMENTS: Unit 2 resident Brian Mulrooney offered to investigate solar light options that stay lit overnight for the two neighborhood entrances on Barton Road. He will report his recommendations at a future meeting.

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

TREASURER'S REPORT: Treasurer Overman reports that the current total balance of all accounts stands at $185,000. The operating account balance is $32,738, with actual expenses for the year expected to exceed the budget by approximately $10,000. There are approximately $15,000 in upcoming 2026 expenses, including: admin, landscaping, water, reserve contribution, research study, bank fees, and Google Voice phone. The reserve account balance, which is distributed between a savings account and two CDs, is $152,262. The balance provides a strong rating of 82%, which is within guidelines per the Browning Reserve Group's latest survey regarding FLEHA's ability to repair/replace major components in future years. The Board will determine whether this year's $7,000 reserve fund contribution is necessary, as it is partly tied to the timing of playground upgrades, and whether to adjust that timeline in the next Reserve Study. An unrelated question is whether to pursue federal non-profit recognition for FLEHA, which will be further explored by the Board in 2027.

COMMITTEE REPORTS:

- **Architectural Review:** A Unit 2 homeowner submitted plans for a pool, but they require more clarification before ARC and Board review can be completed. Secretary Vadnais requested that Board members weigh in on exterior changes that another Unit 2 homeowner made without first obtaining HOA approval and report back. The Board agreed that all CC&Rs must be applied consistently. They will consider creating a comprehensive list of all exterior changes to homes and properties in Unit 2 that require ARC and Board approval, which will then be posted on the website and e-blasted to help improve clarity and compliance.
- **Park**: No updates.
- **Fire Safety:** FLEHA's FireWise application was approved on November 10, but certification will take another couple of months. An e-blast announcement will be crafted to help educate homeowners about the potential benefits of living in a FireWise community (e.g., potential homeowners insurance premium discount; access to free "green" dumpsters at the park to facilitate the clearing of brush on our properties; etc.). As a FireWise community, the Fire Safety committee must provide community awareness at least once annually. The members envision doing that during one of FLEHA's social events, where they might invite local fire and safety organizations to participate.

OLD BUSINESSS

- **Completed Social Events**: Music in the Park had a good turnout, with more younger families in attendance each year. The Board will consider if renting lights for the event in 2027 is advisable, as it did get dark well before the event concluded. One food (pizza) and one ice cream truck seemed to be the right formula this year.
- **Fire Safety/Visibility Homeowner Notifications:** Board members are re-checking the sections of the neighborhood they assessed to see if any of the homes that were notified of necessary changes require a second request.
- **Process to Address Property Complaints with the County:** There is a mediation option through Placer County that the Board will recommend in the future, if neighbors are unable to resolve issues privately. Here is a link to the webpage: Conflict Resolution Services | Placer Dispute Resolution (https://www.placerdisputeresolution.org/).
- **Attorney Review of our HOA's Fines:** President Shelton will forward the late fee policy documents drafted by

FLEHA's attorney to the Board for review, to determine if they should be adopted.

- **Welcome Packets/HOA Membership Engagement for New Unit 1 Homeowners:** HOA Manager Moss and Unit 1 resident Walt Worthge collaborated to create a welcome packet/HOA membership drive for new Unit 1 residents. Worthge will distribute the packets to new neighbors as they settle in.
- **New CA Law re: HOAs Required to be Fully Funded:** Secretary Vadnais alerted the Board to this upcoming law, requiring HOAs to be 100% funded, effective 2032.

NEW BUSINESS

- **Future Board Meeting Dates:** Tuesday, January 19, 6pm, at President Shelton's home.
- **2027 Elections for Board of Directors + Unit 1 Board Representative:** There are two Unit 2 and two Unit 1 homeowners who have indicated interest in running for the positions. Candidate forms are due by December 12, and will be shared with the Board after that deadline. Per the Bylaws, the Unit 1 representatives cannot be considered "Directors," and instead should be referred to as "committee members."
- **Corner Lot Overgrown Landscaping & County Code:** After appealing to Placer County for clarification and assistance with county code enforcement of corner lot rules, the Board received a letter from them saying that many corner homeowners in our neighborhood are, in fact, non-compliant with the code. The county representative confirmed that corner lots have two "fronts" and offered to survey the neighborhood along with a Board member, identify property violations, and generate a letter that the Board would deliver to those homeowners. The Board considered adding the county steps to the process that they've previously employed, as follows (timing to be determined): announcement via e-blast and newsletter that the Board will begin their annual assessment of the neighborhood for overgrown landscaping and corner lot issues; FLEHA notices requesting remediation sent to identified properties, providing 30 days to complete the work; 30 days later the Board reassesses the identified properties; any homeowners who have not remedied the out-of-compliance issues within 30 days of the first notice receive a second FLEHA notice, providing an additional number of days to complete the work; any homeowners who have not remedied the issues after that time receive the Placer County letter, providing an additional number of days to complete the work and notification that if not completed, a hold will be put on their home preventing them from pulling any permits. A motion to abandon FLEHA's proposed corner-lot safety rule and adopt this new process was introduced, (under the logic that if the county supports FLEHA's efforts to achieve compliance with county code, then the FLEHA rule is no longer needed), but the Board did not vote on it. The matter was paused until more information is available. In the interim, VP Bollinger will create a process proposal to present at the January 2027 Board meeting and Secretary Vadnais will forward to the county representative samples of the property issue letters previously deployed by FLEHA and request his availability to survey the neighborhood with the Board.
- **Storage of Critical HOA Documents:** Discussion deferred until January 2027 meeting.
- **Santa Cruise Event:** VP Bollinger is organizing refreshments and misc. items for the park (including urns, table cloths, paper goods, and blanket for park bench for Santa). Unit 1 homeowner Ron Fay is set as Santa and Unit 2 homeowner AJ Shelton will be chauffeur. President Shelton will be roving photographer.
- **Social Events Schedule for 2027:** VP Bollinger will present a schedule at the January 2027 meeting. HOA Manager Moss suggested that a Halloween Carnival be included.
- **Approve Budget for 2027:** The Board provided input on the 2027 budget drafted by Treasurer Overman. Motions were made and passed, 4/0, to increase Unit 1 dues to $160 and increase demand document fees to $500. It was decided that Unit 2 dues do not need to be increased for 2027. Additional budgeted items are: $500 for Firewise activities (to be part of Social Events budget); $500 for website expenses/logo development; and funds to cover the cost of a full Reserve Study. The Board will explore options to avoid raising the reserve fund with Browning when they complete the Reserve Study next year. Discussion of accepting paid outside advertising in the newsletter to raise revenue was deferred. Further analysis of Bylaws indicates that waiving HOA dues for Board of Directors members is not appropriate, therefore, that benefit for Unit 2 Board members has been eliminated. Treasurer Overman confirmed that he will move funds from the operating budget to capital expenses for the work done at the park and to create the pickleball courts in 2026.
- **Annual Policy Statement for 2027:** Final 2027 budget and the Board's decision on fines must be resolved in time to post the Annual Policy Statement on the website the first week in January.
- **First Pickleball Sessions at FLE Sports Court**: This offering, hosted by Unit 2 homeowner Amir Jafari, had six attendees in October and three in November. Jafari is hoping it will gain momentum and possibly lead to the creation of a neighborhood league.
- **Roseville Water Plant Entrance on Oak Leaf Way**: President Shelton will attend the upcoming meeting and report back on Roseville Water's plans to create another entrance to its plant on Oak Leaf Way.

The meeting was adjourned at 8:20pm, 4/0/0.

The Board held an Executive Session following the general meeting.