

JEPOA 06/07/2025 Board of Directors Meeting Minutes

Location: 1028 Julian Estates Road

Participants Present:

Board Members: Jim McNally, Mark Sayed, Steve Spooner

Officers: Marianne Rochester (Treasurer), Karen Wolfred (Secretary)

JEPOA Members: Nick Szeverenyi

Officers Absent: Liz Lynch (President)

1. Meeting called to order at 10:15 AM (chaired by Marianne in Liz's absence).
Quorum with all Board Members present. No changes or additions to the agenda were proposed.
2. March 22, 2025 Meeting Minutes
Meeting minutes had been previously distributed to the Board via email, unanimously approved via email correspondence, and placed on the website for all JEPOA Members' access.
3. Treasurer's Report
Marianne presented the following reports:
 - Balance Sheet as of May 23, 2025. There were no questions.
 - Profit and Loss Comparison July 1, 2024 – May 23, 2025. Steve requested explanation of the IRS tax amount. Marianne explained that per our accountant, there is a 30% tax on our investment account which cannot be deducted as an IRS approved expense and is required regardless of our non-profit status and whether the funds were classified in a Reserve Account.
 - Proposed JEPOA Budget 2025 / 2026
Steve requested clarification of the \$15k road consultant fee. Jim explained that this was a placeholder in the proposed budget that would cover potential, necessary contractual costs related to road maintenance or repair such as twice a year road sweeping / cleaning (which has never been done before but is needed to ensure longest lifespan of the recent road work completed through the SDGE and JEPOA road projects), repair of minor damage, and consulting.

Motion to approve the financial reports and the proposed JEPOA Budget 2025/2026 as presented (Steve Spooner); seconded (Jim McNally); approved unanimously with no additional discussion.

Marianne stated that a notice of default for failure to pay property owner 2024/2025 annual assessment has now been filed on APN 292-141-17-00. The lien payoff will include principal as well as collections costs and interest.

Marianne informed the Board that we have received a Statement of Non-Renewal from our current insurance carrier due to the filing of the liability claim

last year. Marianne has contacted three other insurance agents to secure quotes for liability coverage.

Marianne reported that as of 6/30/2025, JEPOA will have taken in greater than \$75k in income and therefore will need to complete an audit. Our current accounting firm does not do audits and we are looking to find a firm that can complete this function at a reasonable cost. Steve asked if we are required to complete a full audit or just a review. Steve will check with his accountant and Marianne will research this further.

Marianne will hold off on changing banks from City National to Chase until completion of the Board and Officer election to include new account signers.

Karen emailed the 2025 Annual Budget Report and Policy Statement to Board Members prior to the meeting for their review. Motion to approve the 2025 Annual Budget Report and Policy Statement as presented (Jim McNally); seconded (Steve Spooner); approved unanimously with no additional discussion. Karen will work with Nick to put the report on the JEPOA website. The members will be notified when the report is available on the website.

4. Committee Updates

a. Road Committee and Roadside Maintenance

- i. Main Gate Controller Replacement Update (per Rick by Jim) – Rick finally received confirmation from the gate company that they plan to come to JE next week to replace the gate keyboard box at the same time that 6-month maintenance is due.
- ii. Road Cleaning / Sweeping – Jim reported that JE had received three bids for cleaning / sweeping all roads in JE to remove rocks and debris from the road. Rick Coates submitted the lowest bid and has started cleaning of all roads. The plan is for this to occur at least twice yearly, thereby preventing some of the gauging and damage to the road surface.
- iii. Road Repairs - Jim reported that bids were received by two contractors to do minor road repairs. Given the need to schedule the work during the hot summer weather, prior to the meeting, the Board reviewed and approved (via email) the proposal from NPG Asphalt. The main scope of work will be to repair crack fills using a synthetic hot rubber product inserted into the cracks. Done timely, this work will slow down road degradation through water infiltration, ants/insects, or plant growth. The repair work will be conducted the week of July 22nd, completed in one day, and can be driven over shortly after it is applied. The repair work will not address marks or scrapes that are superficial and will not jeopardize or expose the underlying asphalt or road structure.

b. Fire / Fuel Break / Safety Committee

Nick reported that most of the dead trees along or near the roads have been addressed. Steve will contact Whispering Winds regarding one tree that they were contacted about after the last meeting but is still standing.

Nick will send out an email to owners reminding them that fire season is upon us and recommend clearing and removal of brush on their property and along the side of the road.

c. Website

Nick reported that we purchased 4 years of website hosting for approximately \$390 and renewed our JEPOA domain at a cost of \$16 per year. Nick feels the website is working well, is reliable and does not have any personal financial information.

5. Continued Action Items

- a. Clarification of Emergency Rule Prohibiting Outdoor Fires - Topic deferred to next meeting as Liz was not present and we are still waiting on information from the JEPOA attorney.
- b. Dumpster Screening - Marianne stated that no further action or discussion is needed as owners contacted were not receptive in relocating or screening dumpsters and / or recycle bins.
- c. Hillside Erosion Mitigation Options - Deferred to next meeting as Liz was not present.
- d. 2025 Board of Director and Officer Election – Karen reported that the ballots were mailed out and are due by July 11, 2025. We received three applications for the two board of director seats and one application each for the president, treasurer and secretary positions. All candidate applications will be posted on the JEPOA website under Owner Documents, 2025 Election folder.
Marianne and Karen will research the process for election by acclamation as defined in 2006 Bylaws Article 3.4. This would eliminate the need for formal ballots when there is only one candidate applicant for vacant board member or officer positions.

6. New Business

- a. Annual Property Owners Meeting - The proposed agenda will be similar to the 2024 Annual Meeting. Liz Linch as current President will chair the meeting and introduce the new President and Board Members. Proxies will not be required as no voting will take place.
The annual meeting will be held on Saturday, July 26, 2025, in the Julian Town Hall. This information is on the website and property owners will be reminded through email message. In addition, Marianne will send out an invitation for a lunch or gathering after the meeting.

7. Other Discussion - None

8. Next Board Meeting: September 27, 2025, at 10 AM, at Nick & Marianne's

9. Adjournment: Meeting was adjourned at 11:30 AM.