

## JEPOA 9/21/2024 Board Meeting Minutes

Location: 1028 Julian Estates Road

Participants:

Board Members Jim McNally, Steve Spooner (*by telephone; departed meeting at 11 AM*)

Officers: Liz Linch (President), Marianne Rochester (Treasurer), Karen Wolfred (Secretary)

JEPOA Members: Rick Coates, Nick Szeverenyi

1. Meeting called to order at 10:05 AM. Quorum with 2 Board Members present. No changes or additions made to the proposed Agenda.

2. Annual Meeting

Motion to approve minutes as presented (Steve Spooner), motion seconded (Jim McNally), minutes as presented were approved unanimously with no additional discussion.

3. Treasurer's Report

Marianne presented the Profit and Loss Statement (7/1/2024 – 9/20/2024) and Balance Sheet (as of 9/20/2024), copies attached. Key points:

- Annual assessments for 2024/2025 were due September 1<sup>st</sup>. To date 24 lots have paid; 17 lots still to pay. Marianne will send out a reminder email to unpaid property owners.
- Road Repair Project expenses are within budget with final cost estimated at approximately \$230,000. Original project budget was estimated at \$200-250,000 including contingency.
- Brokerage account has been reinvested to a 2-year term at 4% interest.
- May wish to retain approximately \$40-50,000 in liquid account to cover routine and minor emergency needs with remainder of assessment funds invested in higher interest-bearing account(s). Marianne will present a more formal recommendation to the Board once all assessments have been paid.

Motion to approve Profit and Loss Statement (7/1/2024 – 9/20/2024) and Balance Sheet (as of 9/20/2024) as presented (Jim), motion seconded (Steve), approved unanimously.

4. Committee Updates

- a. Road Committee

Jim reported that though the major road improvement work has now been completed we still need to be conscious of the fresh surface for at least a few months. There are a number of places that need spot or more significant repair.

There are a number of places that need spot or more significant repairs. The Road Committee plans to purchase some asphalt repair materials to address some of the smaller known areas. The Slurry Seal Contractor is also expected to return for a day to address some larger areas needing repair (most likely in the spring)

The SDGE roads with the additional sealant are estimated to last 20-25 years with incidental work addressing issues over the years. JEPOA road consultant, Monty Wilde, recommends that we evaluate the road conditions every 3-5 years

and determine what/if any maintenance is needed. Monty Wilde, or a similar consultant, should be hired to provide this assessment.

b. Fire / Fuel Break / Safety Committee

Nick reported that with the completion of the road project, Nick and Marianne will reapply the green property markers on the roadside and dots on the road.

Nick will remind owners of their responsibility to clear brush and fire hazard material within 50 feet of the edge of the road.

c. Website

Nick reported that the website continues to be expanded with new documents and information being added. Pictures can be added through a Google link. Currently there are two password protected folders – one for JEPOA owners and one for the Board and Officers. Marianne and Karen will continue to assist in identifying documents to be added.

The group discussed the possibility of adding another folder for real estate and other people interested in JE (non-JEPOA owners). Only public documents would be included in this folder and it could be password protected to limit access. The addition of this folder would allow JEPOA officers to direct general inquiries to this site easily and quickly, addressing the majority of questions and request for information generally received. Inquiries related to properties in escrow would be handled individually.

Nick will add information on our procedures for having the main gate opened for parties, open houses, etc. Rather than giving out the gate code or posting the code at the key pad on the highway, owners will be directed to contact Rick Coates (and Charlie Linch in Rick's absence) to open and close the gate at specific times. This information will be located in the JEPOA Owner documents folder.

5. Continued Action Items

a. Insurance Claim re Gate

Liz has not heard anything further regarding possible claim. Marianne will follow-up with our insurance company re status.

b. Updated JE Property Owner Data Sheet (as of 8/27/2024) – *added to the website.*

c. Updated Vendor List

Liz revised the format for the JEPOA vendor list which will be added to the website under the JEPOA Owners folder. The new format will allow owners to add and comment on vendors.

6. New Business

a. Lots for Sale – *informational only, no discussion*

- i. Lot 32 (1077 W Incense Cedar Road) in Escrow
- ii. Lot 10 (4499 Toyon Mountain Road) for Sale



- b. Appointment to Manage General Roadside Maintenance Issues  
*(This agenda item was addressed earlier in the meeting while Steve Spooner was present.)*

Jim moved for the Board to appoint Rick Coates to manage general roadside maintenance issues, with Charlie Lynch to serve as back-up; seconded by Steve; approved unanimously. (See attached motion)

Rick will proceed with arranging for contractors to clear out the storm water drains. In addition, Rick will contact CES to come out to do the annual gate maintenance and receive information on the general gate operations.

Karen will provide Rick with the gate keys, gate instructions, and owner email distribution list. Rick will email JEPOA owners informing them of the procedure for requesting the gate to remain open for special events (such as parties, open houses, etc.).

- c. Clarification of Emergency Rule Prohibiting Outdoor Fires

Liz presented a proposal to permit safe and controlled propane firepits in JE (see attached) and requested clarification of the Emergency Rule Prohibiting Outdoor Fires. Item deferred to the next Board Meeting.

- d. JEPOA President Email

Liz proposed that a JEPOA President or JEPOA Officer email be established to allow a single point of contact from owners, real estate agents or other interested parties. This would allow all officers to monitor incoming messages and respond in a timely and consistent manner. Liz will take the lead to set this up.

- e. Hillside Erosion Mitigation Options

Liz asked if there were options to consider to reduce hillside erosion from the Whispering Winds slope onto Julian Estates Road. This would require coordination with Whispering Winds as it is their property. Jim stated that there are products to address this type of issue but they are expensive and generally require ongoing maintenance and irrigation. This item was deferred to the next Board Meeting agenda for further discussion.

Nick will follow-up with John Tobin, Whispering Winds, for removal of a dead tree on the upper portion south side of Julian Estates Road.

- f. Julian Estates Daffodil Planting

Liz proposed initiating a JE daffodil planting day where we could come together as a community and plant daffodils in key visible areas such as at the main gate. Nick suggested we plant crocus as well. Liz will champion this project and requested \$100 of daffodil bulbs be purchased.

- 7. Other Discussion - None

- 8. Next Board Meeting: December 12/14/2024 at 10 AM at Nick and Marianne's -1028 Julian Estates Road. *(This agenda item was addressed earlier in the meeting while Steve Spooner was present.)*

- 9. Adjournment: Meeting adjourned at 12 noon.

# Julian Estates Property Owner's Association

## Profit and Loss Comparison

July 1 - September 20, 2024

	TOTAL	
	JUL 1 - SEP 20, 2024	JUL 1 - SEP 20, 2023 (PP)
Income		
Assoc Assessment		
2023-2024 Assessment		26,250.00
2024-2025 Assessment	65,000.00	
<b>Total Assoc Assessment</b>	<b>65,000.00</b>	<b>26,250.00</b>
Document Prep Fee		100.00
Interest Income	89.98	12.47
Investments		
Interest-Savings, Short-term CD	2,511.32	1,510.55
<b>Total Investments</b>	<b>2,511.32</b>	<b>1,510.55</b>
Transfer fee	50.00	
<b>Total Income</b>	<b>\$67,651.30</b>	<b>\$27,873.02</b>
<b>GROSS PROFIT</b>	<b>\$67,651.30</b>	<b>\$27,873.02</b>
Expenses		
Accounting Fees	65.00	90.00
Accounting/Tax Preparation Fees		300.00
Bank Service Charge	65.00	30.00
Books, Subscriptions, Reference	121.05	
Insurance - General Liability		845.00
Legal		
Legal fees - Collection Work		1,421.00
Legal Fees - General	1,085.00	
Legal Fees-Election		300.00
Legal Fees-Paving	1,200.00	
Legal--SDGE		2,740.00
<b>Total Legal</b>	<b>2,285.00</b>	<b>4,461.00</b>
Main Gate Repair	412.00	
Other Costs		
Office/General Administrative Expenses		242.82
<b>Total Other Costs</b>		<b>242.82</b>
Postage, Mailing Service	27.20	
Road Repair Project	218,179.88	
Road-consulting	1,450.00	
<b>Total Road Repair Project</b>	<b>219,629.88</b>	
Taxes	765.00	
California Income Tax	248.00	
IRS Tax amount	569.00	
<b>Total Taxes</b>	<b>1,582.00</b>	

# Julian Estates Property Owner's Association

## Profit and Loss Comparison

July 1 - September 20, 2024

	TOTAL	
	JUL 1 - SEP 20, 2024	JUL 1 - SEP 20, 2023 (PP)
Weed Control & Abatement	3,420.00	
Total Expenses	\$227,607.13	\$5,968.82
NET OPERATING INCOME	\$ -159,955.83	\$21,904.20
NET INCOME	\$ -159,955.83	\$21,904.20

# Julian Estates Property Owner's Association

## Balance Sheet

As of September 20, 2024

	TOTAL	
	AS OF SEP 20, 2024	AS OF SEP 20, 2023 (PP)
<b>ASSETS</b>		
Current Assets		
Bank Accounts		
CNB - Brokerage (4301)	145,495.38	207,152.87
CNB - Checking	48,619.07	96,407.90
CNB - Money Market	17,041.70	49,251.19
Community Valley Bank Savings	4,933.28	4,858.89
Total Bank Accounts	\$216,089.43	\$357,670.85
Total Current Assets	\$216,089.43	\$357,670.85
Fixed Assets		
Equipment - Tools (deleted)	0.00	883.43
Gate System- (Purch. 2000)	6,885.00	6,885.00
Total Fixed Assets	\$6,885.00	\$7,768.43
<b>TOTAL ASSETS</b>	<b>\$222,974.43</b>	<b>\$365,439.28</b>
<b>LIABILITIES AND EQUITY</b>		
Liabilities		
Total Liabilities		
Equity		
Current Year Increase(Decrease)		
Fund Balance - Begin. OF YR.	0.00	0.00
Opening Balance Equity	-883.43	
Unrestricted Net Assets	390,236.94	544,514.78
Net Income	-166,379.08	-179,075.50
Total Equity	\$222,974.43	\$365,439.28
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$222,974.43</b>	<b>\$365,439.28</b>



## Draft Motion for Management and Oversight of General Road Maintenance Issues

**Proposed Motion: I move to appoint Rick Coates to manage general road maintenance issues, with Charlie Linch to serve as back-up:**

There is a need for someone to oversee general and routine maintenance needs associated with the Julian Estates roadside areas. Rick Coates and Charlie Linch are Julian Estates property owners and full-time residents. They have agreed to manage and oversee the following general maintenance and operational issues for the Julian Estates Property Owners Association:

- Clean-out of roadside storm water culverts (as needed after rain or snow events)
- Snow removal (as needed)
- Weed whacking (usually once per year in late spring or early summer)
- Main gate (as needed for repairs or code change)

Duties may include:

- Coordinating with contractors to perform roadside and miscellaneous work as needed within Julian Estates
- Approving invoices for payment
- As needed, identifying new contractors

Current contractors include:

- Culvert drain clean-out and maintenance – Jessie Cruz 619-672-1355
- Weed whacking and brush clearance – Jessie Cruz 619-672-1355
- Snow removal – Phillip Kelley 619-987-3372
- Tree removal –
  - o Eric Dauber 760-271-9585
  - o Jessie Cruz (depending on size and complexity) 619-672-1355
- Gate maintenance / repair – Michael D. Chism, President / CEO, CES Inc.
  - o 619-670-8100 main 619-670-8101 fax 619-778-9833 mobile
  - o 619-346-2316 after hours
  - o Cesaccessgroup.com

Process for invoicing and payment of approved contractors:

- Contractors are to submit invoices to the JEPOA Treasurer (Marianne Rochester) at rochester5024@gmail.com
- Marianne will send a copy of the invoice to Rick (or Charlie) for approval. Rick (or Charlie) will forward back to Marianne their response.
- Once approved, Marianne will issue payment to the contractor.

Date: July 14, 2020

To: All Members of Julian Estates Property Owners Association  
From: Board of Directors

Re: **Notice of Adoption of Emergency Rule Prohibiting Outdoor Fires**

Dear Julian Estates Property Owners Association Member,

At the emergency Board meeting held on July 14, 2020, the Board of Directors approved an emergency rule prohibiting outdoor fires, including bonfires and campfires. This rule is effective immediately.

California Civil Code 4360 allows the Board to adopt emergency rules to address an imminent threat to public health or safety. The adoption of emergency rules does not require the typical 28-day review period. These rules have been approved for a 120-day period. The Board will reevaluate the rules during this period and may consider exercising its discretion to adopt additional changes to the rule, after complying with the rule adoption procedures in Civil Code section 4360(a) – (c), which provides members with an opportunity to comment on the proposed adoption of the rule.

The Board approved this rule on an emergency basis in light of the fact that the area of Julian where the Association is has been designated by CalFire as an "Extreme Fire Threat" area, the Board has received multiple reports of outdoor fires on multiple Julian Estates properties, and many Julian Estates property owners have so far failed to execute required fuel break and general property fire prevention clearing. Fire danger presents a serious threat to the safety of our community. As such, and in accordance with its responsibilities and pursuant to its authority in the governing documents, the Board approved the following rule:

**No outdoor fires/bonfires/campfires are permitted at any time in Julian Estates.** Fires in outdoor fireplaces attached to a residence and constructed for that purpose are permitted, provided the fireplace was part of the original construction and has been inspected and approved by the SD County Building Department. An approved spark arresting cap must be installed on the outdoor fireplace chimney. Violation of this rule anywhere within Julian Estates by any owner or his/her tenant and/or guest will result in a fine of \$5,000 being levied against the property owner, after proper notice and hearing, for each instance.

The purpose and effect of this rule is to prohibit outdoor fires within the Association including bonfires and campfires and clarify the possible fines associated with violation of this rule.

Thank you in advance for your cooperation.

Sincerely,

Board of Directors  
Julian Estates Property Owners Association

*Susan C. Butler*  
*W. Taylor Jones*  
*James*



# A Proposal to Permit Safe and Controlled Propane Firepits in Julian Estates

The **JEPOA Fire Prevention Rule** specifically addresses outdoor fires and the use of combustible or pyrotechnic devices, but it does not directly mention outdoor propane firepits.

Since **portable barbecues** are allowed under controlled conditions, it's possible that propane firepits, which typically use controlled flames, could be permitted under similar guidelines. Argument for Allowing Propane Firepits

## 1. Controlled and Safer Alternative to Open Fires

- Propane firepits provide a **controlled flame** compared to traditional bonfires or wood-burning firepits.
- Unlike open fires, propane firepits have adjustable flame settings, allowing users to manage the fire more safely.
- They also extinguish immediately when the propane supply is turned off, which minimizes the risk of unintended fires caused by embers or ash, making them a **safer** option in areas prone to wildfires, such as Julian Estates.

## 2. No Emission of Embers or Sparks

- Unlike wood-burning fires, propane firepits do not emit embers or sparks, which are a major cause of wildfires in dry areas.
- The **clean-burning** nature of propane means there's no risk of hot ash or debris being blown into surrounding vegetation.
- This lack of airborne fire hazards aligns with the community's strict fire prevention measures while still offering residents the ability to enjoy outdoor gatherings.

## 3. Compliance with Existing Safety Rules

- The current rule allows for **commercially produced portable barbecues** when used on a **level, non-combustible surface**.
- Propane firepits can meet these same criteria, as they are typically designed to be placed on patios or similar hard surfaces.
- By imposing similar restrictions on propane firepits (e.g., use only on non-combustible surfaces, away from vegetation), the community can ensure they pose no greater risk than the already permitted portable barbecues.

## 4. Fire Department and Local Code Acceptance

- Many local fire departments and building codes in wildfire-prone areas allow propane firepits due to their safety features.

- San Diego County's regulations already differentiate between **open flames** and **propane-fueled devices**, often permitting the latter because of their safety controls.
- If propane firepits comply with county fire codes, the HOA could safely permit them with confidence that they meet local fire prevention standards.

#### 5. Promotes Outdoor Enjoyment While Maintaining Safety

- Propane firepits offer residents an opportunity to enjoy outdoor spaces year-round.
- In the cooler months, they provide warmth and ambiance, contributing to the enjoyment of property owners' outdoor spaces without compromising the safety of the community.
- Allowing propane firepits encourages residents to spend time outdoors in a way that is compatible with the fire risk management priorities of the community.

#### 6. Flexible Regulation

- The HOA could permit propane firepits with **specific safety requirements** that minimize any potential risk. For example, guidelines could include:
  - Requiring that firepits be used only on hard, non-combustible surfaces, such as patios.
  - Ensuring that firepits are placed a safe distance away from flammable structures or vegetation.
  - Restricting their use during red flag warnings or other high fire danger days.
- This regulatory flexibility would allow the HOA to maintain high fire safety standards while accommodating residents' needs.